

Sequential & Exception Test

Site Address

Land North of Star Road
Caversham
Reading
RG4 5BE

Client

Idrees Baig
Virya Capital

Date

14/07/2025



**CONSULTING GEO-ENVIRONMENTAL
ENGINEERS AND SCIENTISTS**

Phase 1 Contaminated Land Desk Studies, Geo-Environmental Site Investigations, Environmental Due Diligence, Flood Risk Assessments, Surface Water Management Strategies (SuDS), Ecology, Noise and Air Quality Assessments, Environmental Management Systems, GIS & Data Management Systems

1 Document Control



Sequential & Exception Test



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2 Abbreviations

Abbreviation	Description
STM	STM Environmental Consultants Limited
BGS	British Geological Survey
EA	Environment Agency
OS	Ordnance Survey of Great Britain
FRA	Flood Risk Assessment
NPPF	National Planning Policy Framework
FWD	Floodline Warning Direct
FRMS	Flood Risk Management Strategy
RBC	Reading Borough Council
SWMP	Surface Water Management Plan
SFRA	Strategic Flood Risk Assessment
HELAA	Housing and Economic Land Availability Assessment
RU DP	Replacement Unitary Development Plan
GWSPZ	Groundwater Source Protection Zone
LLFA	Lead Local Flood Authority
mbgl	Metres below ground level
DCLG	Department for Communities and Local Government
PPGPS	Planning practice guidance and Planning system

3 Disclaimer

This report and any information or advice which it contains, is provided by STM Environmental Consultants Ltd (STM) and is solely for use by Idrees Baig of Virya Capital (Client).

STM has exercised such professional skill, care and diligence as may reasonably be expected of a properly qualified and competent consultant when undertaking works of this nature. However, STM gives no warranty, representation or assurance as to the accuracy or completeness of any information, assessments or evaluations presented within this report. Furthermore, STM accepts no liability whatsoever for any loss or damage arising from the interpretation or use of the information contained within this report. Any party using or placing reliance upon any information contained in this report, do so at their own risk.

4 Executive Summary

Location	Land North of Star Road, Caversham, Reading, RG4 5BE Grid reference: 472409, 174838
Proposed Development	Construction of 4no. new dwelling houses on a site of 0.06ha.
Existing Site	Vacant plot of land.
Flood Zone	The site is located in Flood Zone 3a.
Sequential and Exception Test	The development is considered to be non-minor. Therefore, a Sequential and Exception Test has been requested by the LLFA.
Search Area	A request to the LPA was undertaken to confirm the search area. However, no search area was explicitly defined. The main search area is the Caversham Ward following the NPPF and LPA guidance documents.
Sites considered sequentially preferable	8no. including CA001, CA006, CA007, CA1c, CA1d, CA1e, CA1f and CA1g.
Reasonably Available	The 8no. sites that were identified as being sequentially preferable are not deemed to be reasonably available. This is due to the size, land type, not being available for development within the next 15 years, being in active use, being home to protected trees, requiring green links, requiring further investigation, requiring further infrastructure and being located within major landscape feature areas.
Conclusions	No comparable alternative sites were identified in the designated ward search area. The RBC Local Plan identifies the need to deliver a minimum of 15,847 new homes in Reading (equating to 689 per year) by 2036. It is therefore necessary for the Council to identify a sufficient supply of sites to meet future requirements. Although 8no. sequentially preferable sites were identified, none were considered reasonably available. The application site is therefore the most preferable site for this type of development when considering the suggested sites in the RBC HELAA and Local Plan. The site has also demonstrated that it passes the Exception Test. To summarise, the development provides wider sustainability that outweighs flood risk and will be safe for its lifetime taking account of the vulnerability of its users.

5 Introduction

STM Environmental Consultants Limited (STM) has been appointed by Idrees Baig of Virya Capital (Client) to provide Sequential & Exception Tests for a proposed development located at Land North of Star Road, Caversham, Reading, RG4 5BE (The Site).

The requirement for this test has arisen as the application site falls within Flood Zone 3a which under the NPPF is defined as having a ‘high probability of flooding.’ In accordance with NPPF (para.174 and 175), “the sequential test is to steer new development to areas with the lowest risk of flooding from any source. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The strategic flood risk assessment will provide the basis for applying this test. The sequential test should be used in areas known to be at risk now or in the future from any form of flooding, except in situations where a site-specific flood risk assessment demonstrates that no built development within the site boundary, including access or escape routes, land raising or other potentially vulnerable elements, would be located on an area that would be at risk of flooding from any source, now and in the future (having regard to potential changes in flood risk)”.

In view of the requirements of the Framework, the application site is assessed against other available alternative sites which would be suitable for the proposed development.

6 Development Proposal

The Sequential and Exception Test is required to support a planning application for the construction of 4no. new dwelling houses.

Further details including drawings of the development plans are available in [Appendix 1](#).

7 Legislative and Policy Context

7.1 Legislative Context

The Flood and Water Management Act was introduced in 2010. The Act defines the role of lead local flood authority (LLFA) for an area. All LLFA are required to develop, maintain, apply and monitor a strategy for local flood risk management in its area, called “local flood risk management strategy”.

Alongside the Act, Flood Risk Regulations (2009) outline the roles and responsibilities of the various authorities, which include preparing Flood Risk Management Plans and identifying how significant flood risks are to be mitigated.

7.2 Policy Context

7.2.1 National Planning Policy Framework (NPPF)

The NPPF sets out the government’s planning policies for England and how these are expected to be applied. It also provides a set of guidelines and philosophy with which local planning authorities (LPAs) can build their own unique policies to appropriately regulate development within their jurisdictions.

Section 14 entitled “Meeting the challenge of climate change, flooding and coastal change” deals specifically with flood risk. Among other things it states that LPAs should try to ensure that “inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere”. It further states that when determining planning applications, LPAs should “only consider development appropriate in areas at risk of flooding where, informed by a site-specific flood risk assessment following the Sequential Test it can be demonstrated that:

-  within the site, the most vulnerable development is located in areas of lowest flood risk unless there are overriding reasons to prefer a different location; and

- development is appropriately flood resilient and resistant, including safe access and escape routes where required, and that any residual risk can be safely managed, including by emergency planning; and it gives priority to the use of sustainable drainage systems.

Applications for minor development and changes of use should not be subject to the Sequential Test but should still meet the requirements for site-specific flood risk assessments.

The NPPF also lays out requirements for how LPAs should deal with planning applications in coastal areas. They should ensure that should they “coastal change by avoiding inappropriate development in vulnerable areas and not exacerbating the impacts of physical changes to the coast”.

Developments in Coastal Change Management Areas should only be considered appropriate where it is demonstrated that:

- it will be safe over its planned lifetime and will not have an unacceptable impact on coastal change;
- the character of the coast including designations is not compromised;
- the development provides wider sustainability benefits; and
- the development does not hinder the creation and maintenance of a continuous signed and managed route around the coast.

7.2.2 Local Planning Policy – Reading Borough Council

EN18: FLOODING AND SUSTAINABLE DRAINAGE SYSTEMS

Development will be directed to areas at lowest risk of flooding in the first instance, following the Sequential and Exceptions Test set out in the NPPF, and taking into account the effects of climate change. It will consider flooding from all sources, including fluvial, surface water, groundwater and sewer flooding. Where development in areas at risk of flooding is necessary, it will not reduce the capacity of the flood plain to store floodwater, impede the flow of floodwater or in any way increase the risks to

life and property arising from flooding. Wherever possible, development should be designed to reduce flood risk, both on- and off-site.

All major developments⁶³ must incorporate sustainable drainage systems (SuDS) as appropriate and in line with the Government's Technical Standards⁶⁴. Smaller schemes are encouraged to incorporate SuDS, where possible. Runoff rates should aim to reflect greenfield conditions and, in any case, must be no greater than the existing conditions of the site. Schemes should ensure that the movement of water through vertical infiltration as well as horizontal run-off does not worsen contamination effects. Wherever possible, SuDS provision should maximise ecological benefits, link into the existing Green Network, incorporate tree planting and landscaping and avoid damage to existing significant trees, including through changes to the site hydrology. All new developments in areas of flood risk should give priority to SuDS.

⁶³10 or more dwellings or equivalent non-residential or mixed developments

⁶⁴Sustainable drainage systems non-statutory technical standards
<https://www.gov.uk/government/publications/sustainable-drainage-systems-non-statutory-technical-standards>

7.3 EA Standing Advice on Flood Risk

The Environment Agency's [standing advice](#) lays out the process that must be followed when carrying out flood risk assessments for developments.

Flood risk assessments are required for developments within one of the flood zones.

This includes developments:

-  in flood zone 2 or 3 including minor development and change of use more than 1 hectare (ha) in flood zone 1
-  less than 1 ha in flood zone 1, including a change of use in development type to a more vulnerable class (for example from commercial to residential), where they could be affected by sources of flooding other than rivers and the sea (for example surface water drains, reservoirs)

 in an area within flood zone 1 which has critical drainage problems as notified by the Environment Agency

8 Application Site and Setting

8.1 Site Location and Area

The site is located at Land North of Star Road, Caversham, Reading, RG4 5BE. It is centred at national grid reference 472409, 174838. The site has an area of 610m² (0.06ha). A site location map is provided below in Figure 1.

8.2 Local Planning Authority

The site falls within the jurisdiction of Reading Borough Council (RBC) in terms of the planning process.

8.3 Lead Local Flood Authority

RBC is also the Lead Local Flood Authority (LLFA).

8.4 Site and Surrounding Land Uses

8.4.1 Site Current Land Use

The site is currently used a vacant plot of land.

8.4.2 Surrounding Land Uses

A description of the current and surrounding land uses of the site is given in Table 1.

Table 1 Summary of surrounding land uses

Boundary	Land Use Description	
	Immediately Adjacent (Within 0 – 25m)	General Local Area (Within 25 – 250m)
Northern	Car Park, Commercial (The Co-operative)	Road, Residential
Eastern	Road (Star Road), Residential	Road, Residential, Parkland
Southern	Residential	Residential
Western	Residential	Road, Residential, Library, Pharmacy

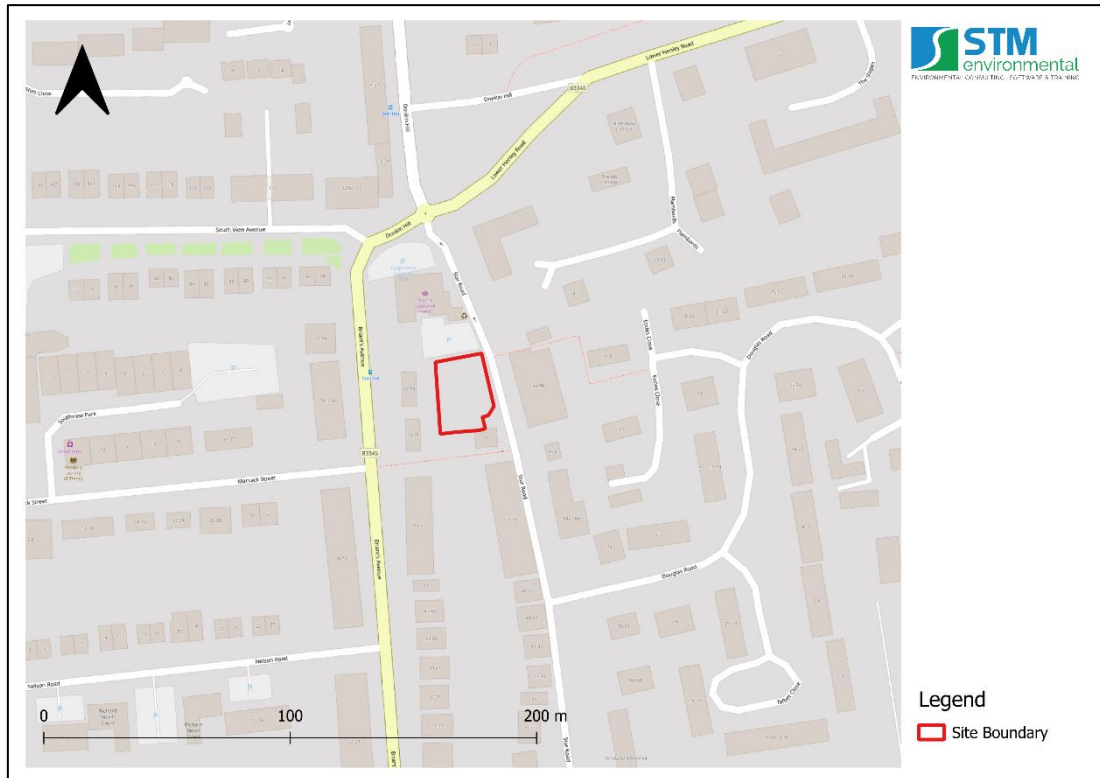


Figure 1 Site Location Map

8.5 Flood Zone

For planning purposes, the site is located in Flood Zone 3a (greater than 1 in 100 (1%) annual probability of fluvial flooding) as defined by the EA and LLFA. See [Appendix 2](#) for the EA Flood Zone Map and overlain development plans.

9 Sequential Test

The PPG advises in Paragraph 033 states that *“for individual planning applications where there has been no sequential testing of the allocations in the development plan, or where the use of the site being proposed in accordance with the development plan, the area to apply the Sequential Test across will be defined by local circumstances relating to the catchment area for the type of development proposed.”*

9.1 Sequential Testing Search Area

9.1.1 Ward Search Areas

RBC has split the main settlement areas of their jurisdiction into 16 wards.

The LPA were contacted to establish the required search area; no specific search area was provided. As such, the details provided within the Local Plan and NPPF were used to determine the search area for these works.

Given that the site is located in the Caversham, this is the main search area. Areas with opportunities for development in these areas were identified from the Reading Housing and Economic Land Availability Assessment (HELAA), 2024.

9.1.2 Windfall Sites, Size Constraints and Parameters

The LPA state a ‘windfall site’ is a site which “have not previously been identified and which do not make up part of the identified supply”. No size threshold was specified.

Acceptable comparison parameters for assessing potential sites against the development is +/- 50%, which equates to an approximate guideline of 0.03ha – 0.09ha. Given that the HELAA applies a “size threshold of 0.06ha” which is “based on

how much land would be needed to accommodate ten homes”, only alternative sites above 0.06ha were reviewed.

The allocated development sites outlined within the local plan and HELAA are not considered to be “reasonably available” given the overall size difference. It is unjustifiable to assume a plot that is twofold larger would be a reasonably available development site for a scheme of this size and nature.

An existing owner is very likely going to be unwilling to sub-divide a larger development site because of additional costs and legal implications. Therefore, we believe that the reasonable availability of the large sites should not make them a favourable site base.

Even though this is the case, the HELAA list of sites have still been reviewed in more detail to emphasise this point.

9.1.3 Discounted Sites

The HELAA classifies sites as ‘suitable’, ‘available’ and ‘achievable’.

Sites that are ‘considered to only be suitable for an amount of development that falls below the 10-dwelling threshold, it will be classed as ‘unsuitable’. However, 3no. ‘unsuitable’ sites were identified within the HELAA including CA002, CA003 and CA004 which are defined as unsuitable as ‘it was considered that the exception test would be unlikely to be fulfilled based on the distance to safe areas outside Flood Zone 3’.

‘Available’ site are any sites which on which planning permission has been granted or development has commenced since 1st April 2024.

‘Achievable’ sites were based on accessibility, legal issues, adjacent land uses, viability, market demand, site preparation costs, provision of infrastructure, the need for external funding and build-out rates.

9.1.4 Potential Location Specifications

Table 2 below is a list of all the potential locations listed within the Reading Borough Council HELAA. In addition, a column titled “Comparison to Site” has been added.

This requires an assessment of the following:

-  The identification of sites that could be suitable for the development being proposed;
-  Whether there are any planning policy restrictions that would prevent development from coming forward at site;
-  Other constraints to delivery including availability, physical problems or limitations, potential impacts of the development and future environmental conditions that would be experienced by the inhabitants of the development.

Table 2 Sites within Caversham (CA) with opportunities for development identified in the RBC HELAA and Local Plan

HELAA Ref	Address	Ward	Current Use	GF / PDL / BF	Area (ha)	Net Capacity	Flood Zone	Constraints	Comparison To Site	Sequentially Preferable	Reasonably Available
CA001	St Martin's Precinct, Church Street	Caversham	Shopping Centre	BF	1.71	37 (Residential) 953 (Retail) 606 (Leisure)	2	Potentially available Potentially achievable Deliverable (years 1-5) HELAA site is located in Flood Zone 2 HELAA site is identified as a site with existing planning permission in the RBC Local Plan	HELAA is currently an active shopping centre HELAA site is approximately 28 times larger HELAA site surrounding area is significantly different	Yes	No
CA002	Cantay House, Ardler Road, Caversham	Caversham	Business Park	BF	0.33	0	3	Unsuitable Not developable within the next 15 years	HELAA site is approximately 5 times larger	No	No
CA003	Former Caversham Nursery, 82 Gosbrook Road	Caversham	Demolished Nursery	PDL	0.16	0	3	Unsuitable Not developable within the next 15 years	HELAA site is approximately 2 times larger	No	No
CA004	68 St John's Road	Caversham	Industrial Estate	BF	0.16	0	3	Unsuitable Not developable within the next 15 years	HELAA site is approximately 2 times larger	No	No
CA006	Land rear of 27-43 Blenheim Road	Caversham	Vacant Land	GF	0.20	0	1	Unsuitable Not developable within the next 15 years	HELAA site is approximately 3 times larger	Yes	No
CA007	Hemdean House School, Hemdean Road, Caversham	Caversham	Disused School	BF	0.93	0	1	Potentially suitable Availability unknown Not developable within the next 15 years	HELAA site is approximately 15 times larger	Yes	No
CA1a	Reading University Boat Club, Thames Promenade	Caversham	Boat Club	BF	0.56	16 – 25 Dwellings	2 – 3	Local Plan site is located across Flood Zones 2 and 3 Local Plan site is located within the Thames Valley major landscape feature Local Plan site would require a green link across the site Local Plan site would require a desk-based archaeological assessment	Local Plan site is an active boat club Local Plan site is approximately 9 times larger	No	No
CA1c	Land at Lowfield Road	Caversham	Temporary housing for the homeless	GF	0.93	24 – 26 Dwellings	1	Local Plan site contains protected trees Local Plan site would require a green link Local Plan site would need to address contamination on site Local Plan site is within the North Reading Dry Valleys and Chilterns Escarpment major landscape feature Local Plan site would need to consider potential archaeological significance Local Plan site has a temporary (5-year) permission for 28 temporary homes for homeless households	Local Plan site is approximately 15 times larger	Yes	No
CA1d	Rear of 200-214 Henley Road, 12-24 All Hallows Road & 4, 7 & 8 Copse Avenue	Caversham	Vacant land	GF	0.87	17 – 25 Dwellings	1	Local Plan site must be accessible from Overton Drive Local Plan site contains protected trees Local Plan Site must avoid biodiversity loss and provide net gain Local Plan site would require a green link Local Plan site would need to consider potential archaeological significance Local Plan site would need to address air quality impacts Local Plan site would need to address contamination on site Local Plan site would need to ensure back-to-back separation from existing residential	Local Plan site is approximately 14 times larger	Yes	No

HELAA Ref	Address	Ward	Current Use	GF / PDL / BF	Area (ha)	Net Capacity	Flood Zone	Constraints	Comparison To Site	Sequentially Preferable	Reasonably Available
CA1e	Rear of 13-14a Hawthorne Road & 282-292 Henley Road	Caversham	Vacant Land	GF	0.37	9 – 13 Dwellings	1	Local Plan site must be accessible from Maytree Walk Local Plan site contains protected trees Local Plan Site must avoid biodiversity loss and provide net gain Local Plan site would need to consider potential archaeological significance Local Plan site would need to address air quality impacts	Local Plan site is approximately 6 times larger	Yes	No
CA1f	Rear of 1 & 3 Woodcote Road and 21 St Peter's Hill	Caversham	Vacant Land	GF	0.33	8 – 12 Dwellings	1	Local Plan site must be accessible from Symeon Place Local Plan site must retain established trees and vegetation on edges of site Local Plan Site must avoid biodiversity loss and provide net gain Local Plan site would require a desk-based archaeological assessment Local Plan site would need to address air quality impacts Local Plan site would need to ensure back-to-back separation from existing residential	Local Plan site is approximately 5 times larger	Yes	No
CA1g	Land West of Henley Road Cemetery	Caversham	Vacant Land	GF	1.01	Use for cemetery	1	Local Plan Site is for use for extension of the cemetery Local Plan site must retain important trees on site Local Plan Site must retain a green link Local Plan site is within the North Reading Dry Valleys and Chilterns Escarpment major landscape feature	Local Plan site is not suitable for residential development Local Plan site is approximately 16 times larger	Yes	No

9.2 Sequential Test Results

9.2.1 Sites considered to be sequentially preferable to the application site

8no. sites are considered to be sequentially preferable to the site, given they have a lower flood risk when compared to the proposed development site. The site ID's are CA001, CA006, CA007, CA1c, CA1d, CA1e, CA1f and CA1g. The full details are outlined in the table above.

9.2.2 Sites Sequentially preferable and Reasonably Available

The 8no. sites that were identified as being sequentially preferable are not deemed to be reasonably available. This is mainly due to the overall size and land type. All sites are at least 2 to 28 times as large as the proposed development with the land uses differing in purpose (i.e. greenfield properties, large pre-existing commercial buildings and paved areas upon development sites).

Other factors also allowed the development sites to not be reasonably available, such as the sites not being available for development within the next 15 years, being in active use, being home to protected trees, requiring green links, requiring further investigation, requiring further infrastructure and being located within major landscape feature areas.

9.2.3 Sites Not Sequentially preferable or Reasonably Available

4no. non-sequentially preferable (CA002, CA003, CA004 and CA1a) were identified. No reasonably available sites were identified.

9.2.4 Alternative Site Location Finder

Online and local estate agent's resources were reviewed to determine whether similar development sites can be established from outside of the local plan and HELAA. The sources reviewed were:

 <https://www.plotfinder.net/search/england-south-east-reading-caversham-other-settlement/all/all/1/0/10000000>

 <https://www.rightmove.co.uk/commercial-property-for-sale/find.html?locationIdentifier=REGION%5E5864&propertyTypes=land&mu>

[stHave=&dontShow=&furnishTypes=&areaSizeUnit=sqft&keywords=#prop147553400](#)

 <https://www.onthemarket.com/for-sale/land/caversham/>

 https://www.zoopla.co.uk/for-sale/farms-land/caversham/?q=Caversham%2C%20Berkshire&search_source=for-sale

6no. local estate agents including Kings Lettings, Nicholas Estate Agents & NEA Lettings, Farmer & Dyer, Bridges Estate Agents (Reading), Walmsley Estate & Letting Agents and Martin & Co. Reading Caversham Lettings & Estate Agents. No replies were available at the time of writing.

9.2.5 Sequentially Preferable Alternative Sites

1no. comparable alternative site was identified in the designated ward search area.

This site, found on [Rightmove](#), is Upper Warren Avenue, Caversham, Reading, RG4 which has a site area of 7,200 square feet (0.07ha) and is located within Flood Zone 1.

However, this site is not considered to be reasonably available as it is located within the Thames Valley Major Landscape Feature Policy (EN13) area and an area of identified biodiversity interest (EN12) according to the RBC's local plan. Furthermore, the site is covered in woodland and therefore may have significant root protection zones.

9.2.6 Summary

The application site is deemed to be the most appropriate location for the proposed housing development. Although 8no. sequentially preferable sites were identified, none were considered reasonably available. It can therefore be concluded that the application site is an appropriate location for residential development and that the sequential test has been passed.

10 Exception Test

Where the Sequential Test is undertaken and alternative sites of lower flood risk are not available, then the proposed development may require an Exception Test in order to be granted planning permission.

Where the exception test is required, it should be applied as soon as possible to all local development document allocations for developments and all planning applications other than for minor developments. Both elements of the exception test have to be passed before development is allocated or permitted. For the exception test to be passed, it should be demonstrated that:

-  development that has to be in a flood risk area will provide wider sustainability benefits to the community that outweigh flood risk; and
-  the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

The requirements for an Exception Test are given in Table 3 and are defined in terms of Flood Zone and development vulnerability classification.

Table 3 NPPF Flood Zone vulnerability compatibility (source: NPPF)

Flood Zones	Flood Risk Vulnerability Classification				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a	Exception Test required	✗	Exception Test required	✓	✓
Zone 3b	Exception Test required	✗	✗	✗	✓

Key:

- ✓ Development is appropriate
- ✗ Development should not be permitted.

The site-specific flood risk assessment FRA – 2025 – 000023 outlines the overall flood risk to the site and establishes ways of mitigating the risk.

The summary of the FRA is below;

-  The site is located in Flood Zone 3a;
-  High - During the 5% AEP, the site and proposed development remains dry. During the 1% AEP + 31% CC, the site and proposed development witness flood depths of up to 0.89m to a level of 37.70mAOD. During the 0.1% AEP, this flood level rises to 37.78mAOD;
-  High - During the Present Day (2025) and Climate Change (2040 – 2060) events, the site is at 'Medium' and 'High' risk, respectively, of witnessing flood depths of up to 0.2m. The proposed development is at 'Medium' risk of witnessing flood depths of 0.2m for both events;
-  8no. fluvial, 51.no – 100no. sewer and 2no. groundwater flood incidents were identified within the vicinity of the site. Only 2no. fluvial events impacted the site;
-  EA mapping shows that the site benefits from high ground along both banks of both the Berry Brook and the River Thames;
-  Egress to Flood Zone 1 is available by a 5-minute walk north to Henley Road / A4155 and safe refuge is available on upper floors.

10.1 Flood resilience measures

The following flood features will be applied to mitigate for an increase in surface water run-off and to provide flood resilience to the new dwelling:

-  The FFL will be raised 300mm above the flood level to 38.00mAOD;
-  Construction will utilise flood resistant materials and services will be placed as high as practicable to reduce impact of flooding;
-  Occupants will sign up for EA Emergency Flood Warning Direct Service;

-  Safe refuge is available in the upper floors of the building which are accessible via an internal staircase;
-  Underfloor voids will be implemented to minimise the flood plain displacement.

10.2 Exception Test Result

The annual local housing need for the 6no. Berkshire Authorities including Reading identifies the need to deliver a minimum of 16,077 new homes in Reading (equating to 699 per year) by 2036. However, it is considered that only 15,847 of this (equating to 689 per year) is achievable within the borough. It is therefore necessary for the council to identify a sufficient supply of sites to meet future requirements. The proposal therefore demonstrates that it will provide wider sustainable development in regard to the need of additional housing in the region.

The development will be carried out on a greenfield and is well situated in terms of setting and facilities given its location in a predominantly residential area within Caversham. This has good connections to schools, greenspace, commercial areas, employment and transport links including Reading Station. Even though the FRA highlights that the overall flood risk is 'High' due to fluvial and surface water flooding, flood resilience and mitigation methods will be used to reduce any residual flood risk to the development.

11 Conclusions and Recommendations

The proposal is classified as a non-minor development and is within Flood Zone 3a.

A Sequential Test has been undertaken to assess whether there are any other appropriate development sites.

The Caversham Ward, is the main study area for the site. The test has determined that there 7no. sequentially preferable sites. 1no. of these is deemed to be reasonably available.

This small development of a gain of 4no. residential dwellings, utilising greenfield land, will assist in the overall strategic development plan of Reading. With the implementation of the Flood Risk Mitigation measures the development successfully passes both requirements of the Exception Test.

From the information reviewed, it is considered that the proposed development passes the Sequential and the Exception Test and should be viewed positively by the Council.

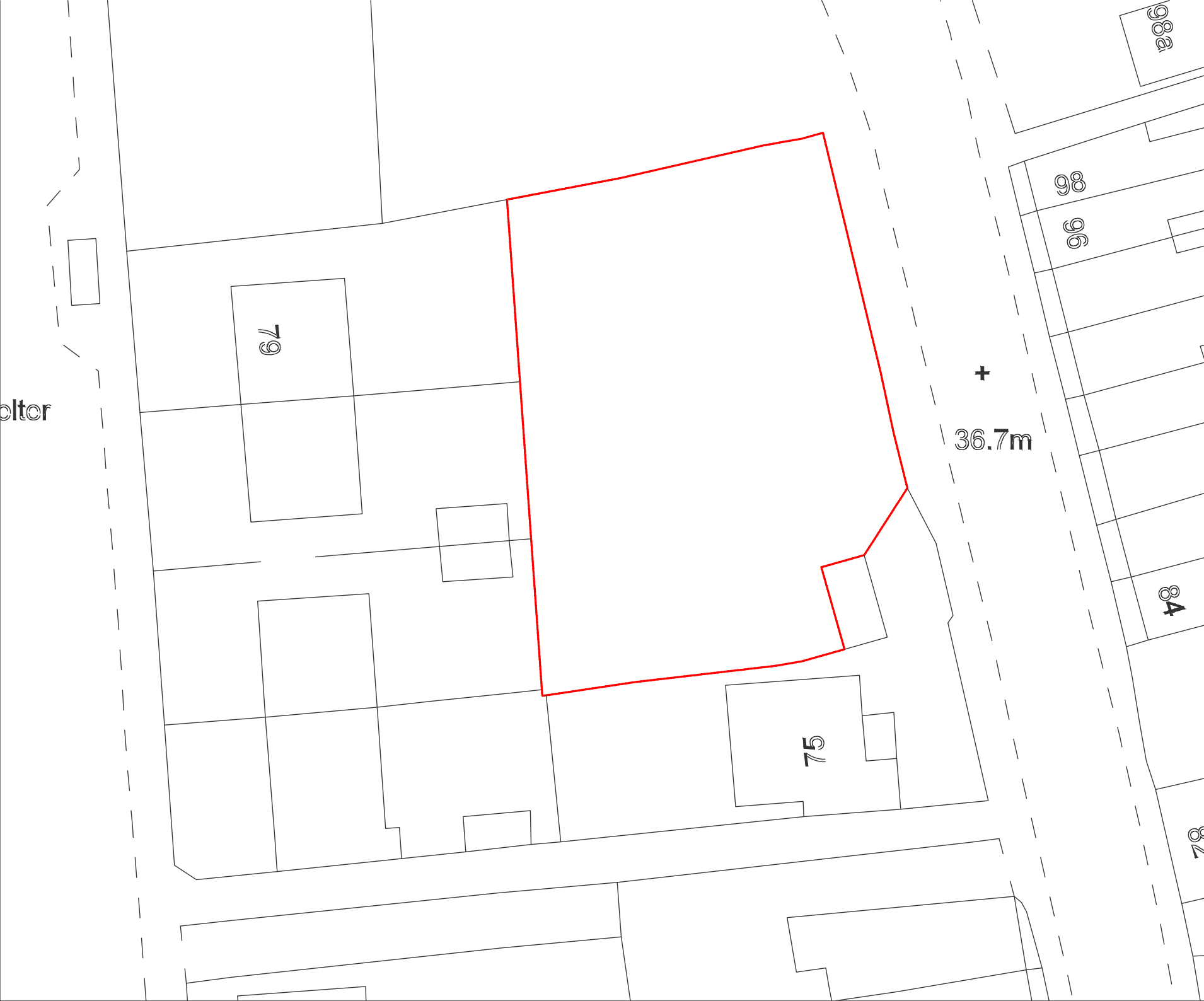
12 References

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5. Reading Borough Council – Reading Borough Council Online Map, Available at: <https://my.reading.gov.uk/custom/ReadingLocalPlanSolo.html> (Accessed: 23 April 2025).
6. Reading Borough Council – Reading Borough Local Plan, Adopted November 2019.

13 Appendices

13.1 Appendix 1 – Development Plans

See next page.



Key Plan:

Scale: 1:100 @A3

Key:

General Notes:

Proposed Notes:

PLANNING ISSUE

Project Number: 25001

Date: February 2025

Scale: 1:200 @ A3

Project: Land North of Star Road, RG4 5BE

Drawing Title: Existing Site Plan

Drawing Title: 25001-PL140-A

Drawn: IB	Rev: A
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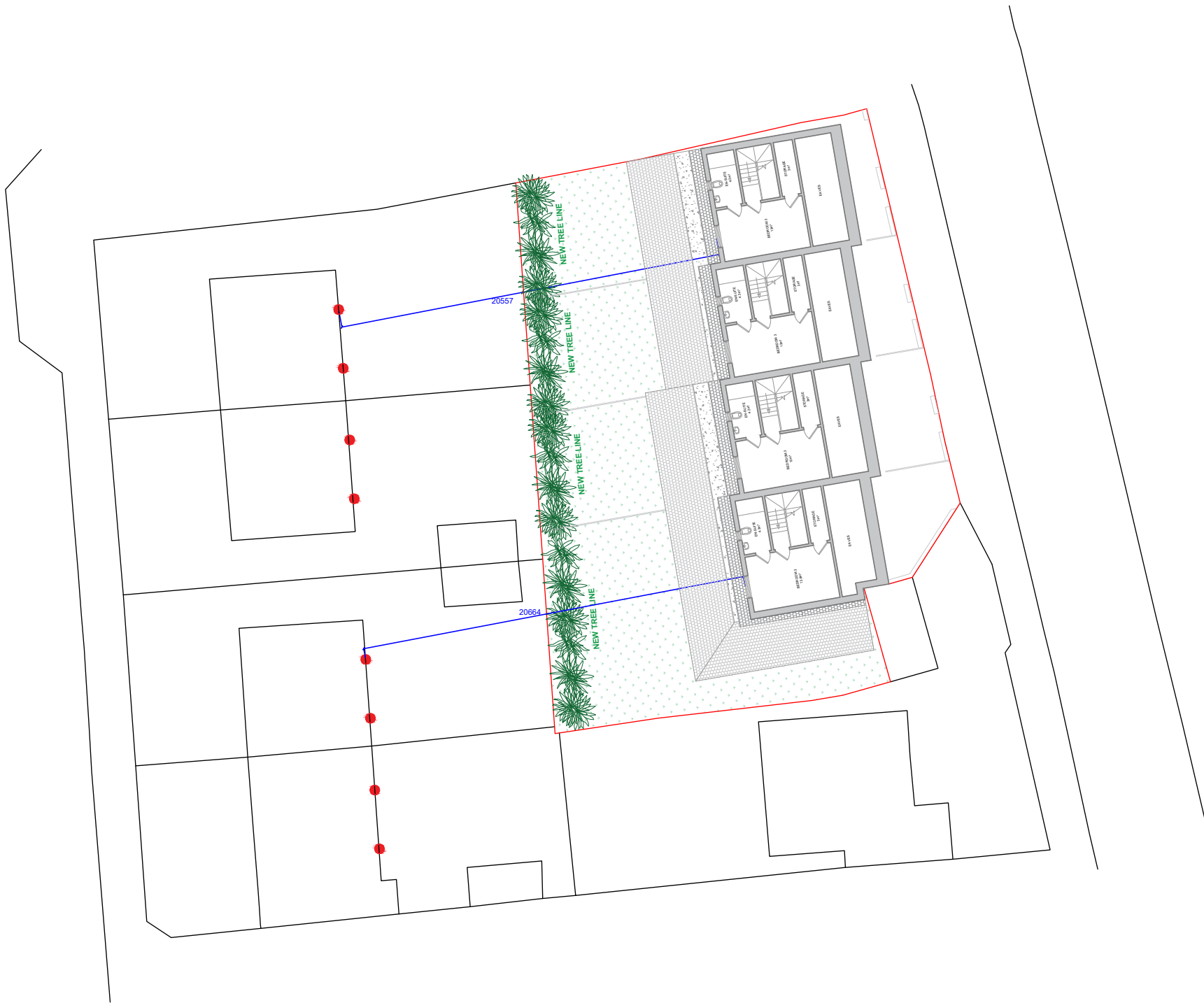
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0m 2m 4m 6m 8m 10m



Key Plan:

Scale: 1:100 @A3

Key:

General Notes:

Proposed Notes:

PLANNING ISSUE

Project Number: 25001

Date: March 2025

Scale: 1:200 @ A3

Project: Land North of Star Road, RG4 5BE

Drawing Title: Proposed Site Plan

Drawing Title: 25001-PL240-A

Drawn: IB Rev: A

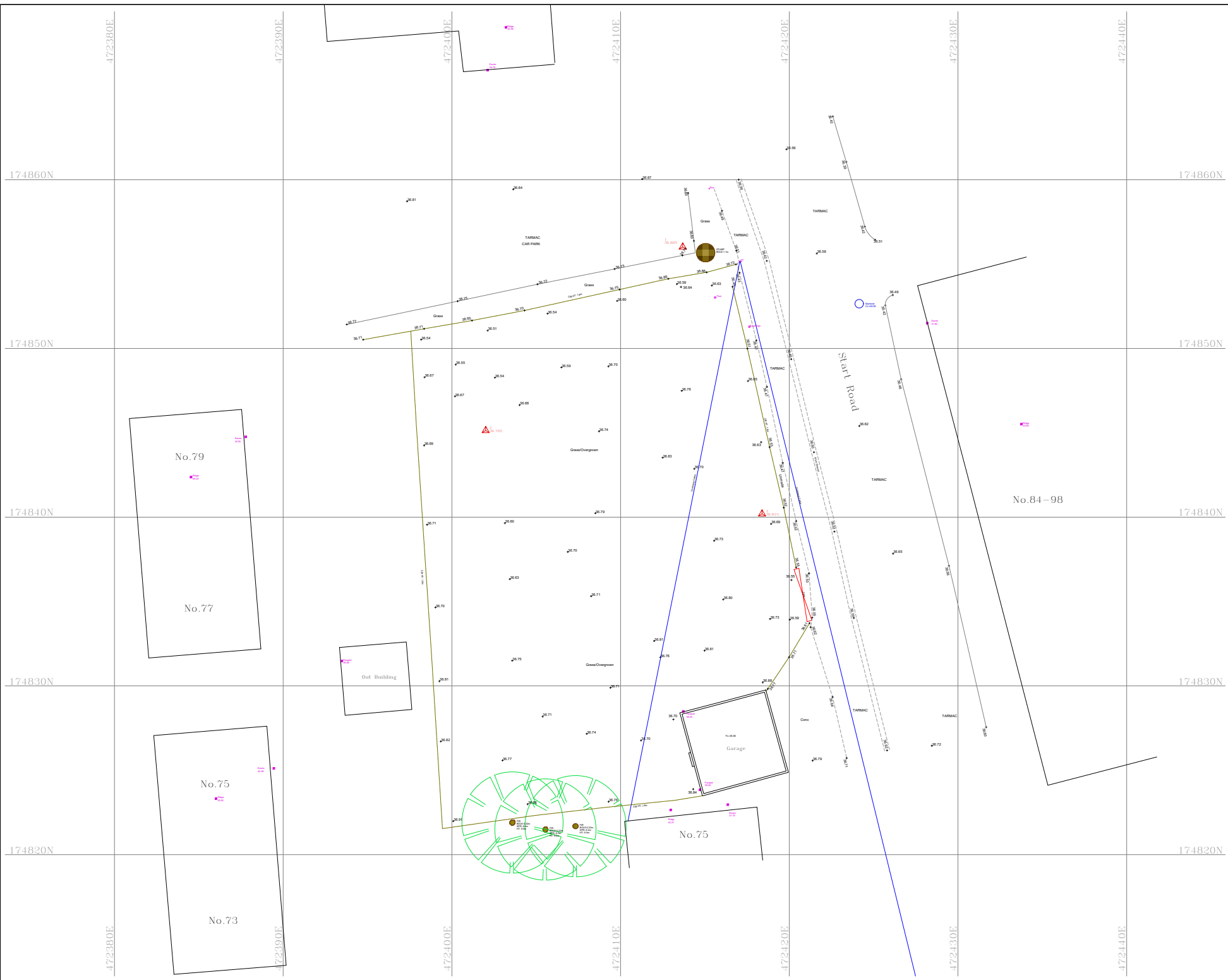


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0m 2m 4m 6m 8m 10m



Important Information:

Any Drainage that has been investigated should be checked against statutory records to confirm details before proceeding with any design work.

We advise that an arborologist be appointed to correctly determine the species and condition of all trees surveyed prior to any design work.

All information contained in this drawing (including digital data) should be checked and verified prior to any fabrication or construction.

Survey Legend

[illegible]

North:



Grid:

Levelling

Drawing Title: **Topographical Survey**

Site Address:

Land North of 75 Star Road
RG4 5BE

Client:



Surveyor	MSM	Drawn By	MSM	Verified By	ATS	Date	27.01.2025
----------	-----	----------	-----	-------------	-----	------	------------

MIC No: MIC/MBS0107

Rev: 001

Scale:	1:100m @ A1	Date:	27.01.2025
--------	-------------	-------	------------



MIC Survey Ltd
5 Henley Wood Road
Earley, Reading
Berkshire, RG6 7EE

T: 01189 668760
C: 07500 585502
E: info@micsurveysltd.co.uk
W: www.micsurveysltd.co.uk

PLOT NO	AREA	BEDROOMS	AMENITY
77 Star Road	126.8m ²	3B / 5P	100m ²
79 Star Road	110m ²	3B / 5P	39.5m ²
81 Star Road	107m ²	3B / 5P	42.6m ²
83 Star Road	103.6m ²	3B / 5P	40m ²

Key Plan:

Scale: 1:100 @A3

Key:

General Notes:

Proposed Notes:

AJune 2025

PLANNING ISSUE

Project Number:25001

Date:June 2025

Scale:1:100 @ A3

Project:Land North of Star Road, RG4 5BE

Drawing Title:Proposed Ground Floor Plans

Drawing Title:25001-PL200-A

Drawn:IBRev: A

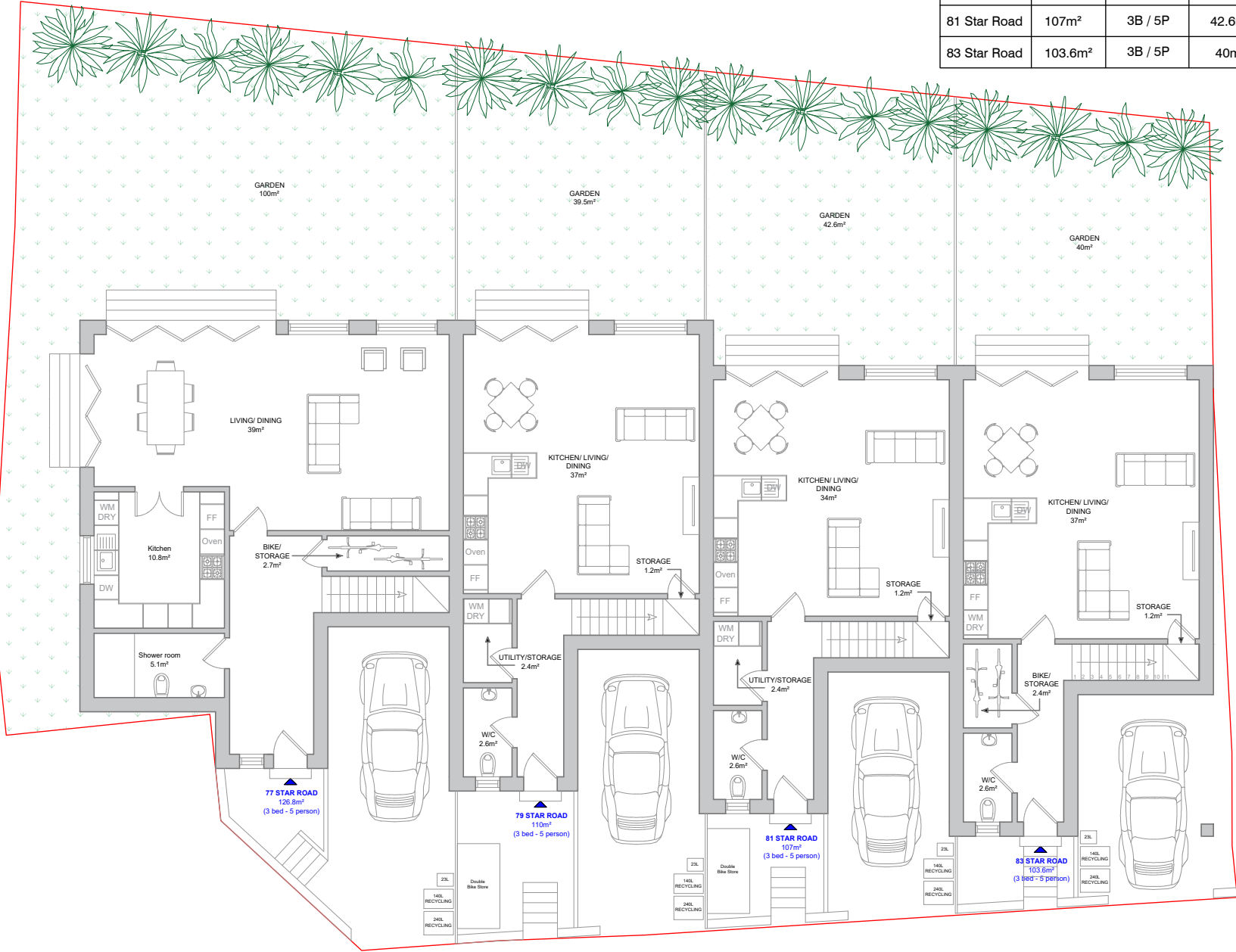

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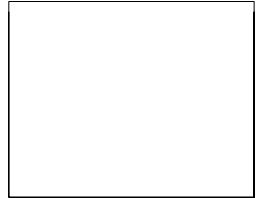

N

0m1m2m3m4m5m



PLOT NO	AREA	BEDROOMS	AMENITY
77 Star Road	126.8m ²	3B / 5P	100m ²
79 Star Road	110m ²	3B / 5P	39.5m ²
81 Star Road	107m ²	3B / 5P	42.6m ²
83 Star Road	103.6m ²	3B / 5P	40m ²

Key Plan:



Scale: 1:100 @A3

Key:

General Notes:

Proposed Notes:

A June 2025

PLANNING ISSUE

Project Number: 25001

Date: June 2025

Scale: 1:100 @ A3

Project: Land North of Star Road, RG4 5BE

Drawing Title: Proposed First Floor Plans

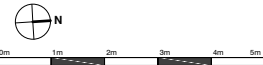
Drawing Title: 25001-PL201-A

Drawn: IB Rev: A



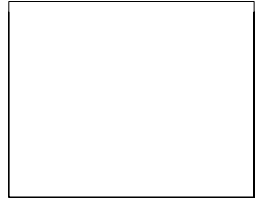
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PLOT NO	AREA	BEDROOMS	AMENITY
77 Star Road	126.8m ²	3B / 5P	100m ²
79 Star Road	110m ²	3B / 5P	39.5m ²
81 Star Road	107m ²	3B / 5P	42.6m ²
83 Star Road	103.6m ²	3B / 5P	40m ²

Key Plan:



Scale: 1:100 @A3

Key:

General Notes:

Proposed Notes:

A June 2025

PLANNING ISSUE

Project Number: 25001

Date: June 2025

Scale: 1:100 @ A3

Project: Land North of Star Road, RG4 5BE

Drawing Title: Proposed Second Floor Plans

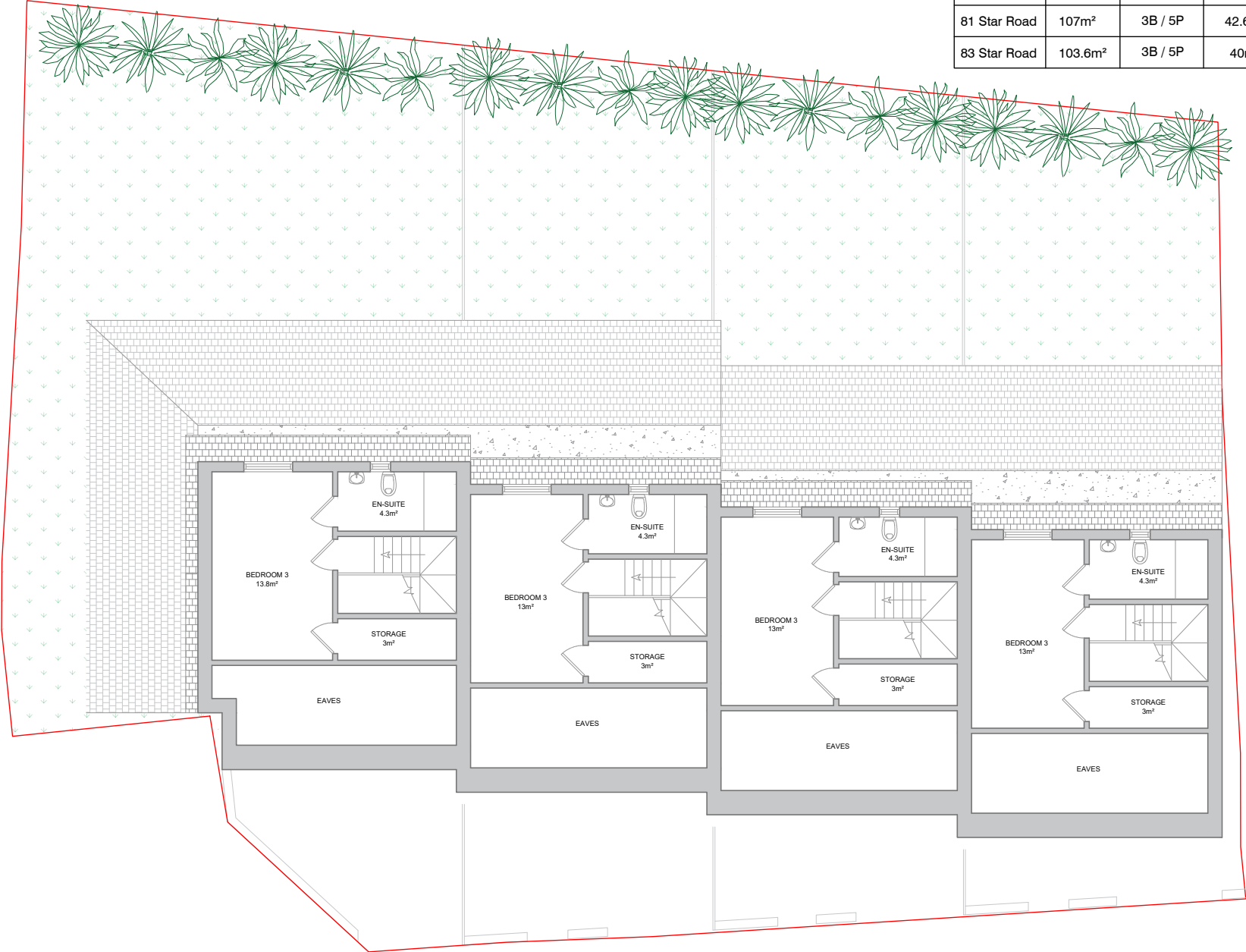
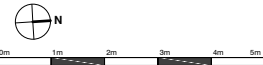
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Drawn: IB Rev: A

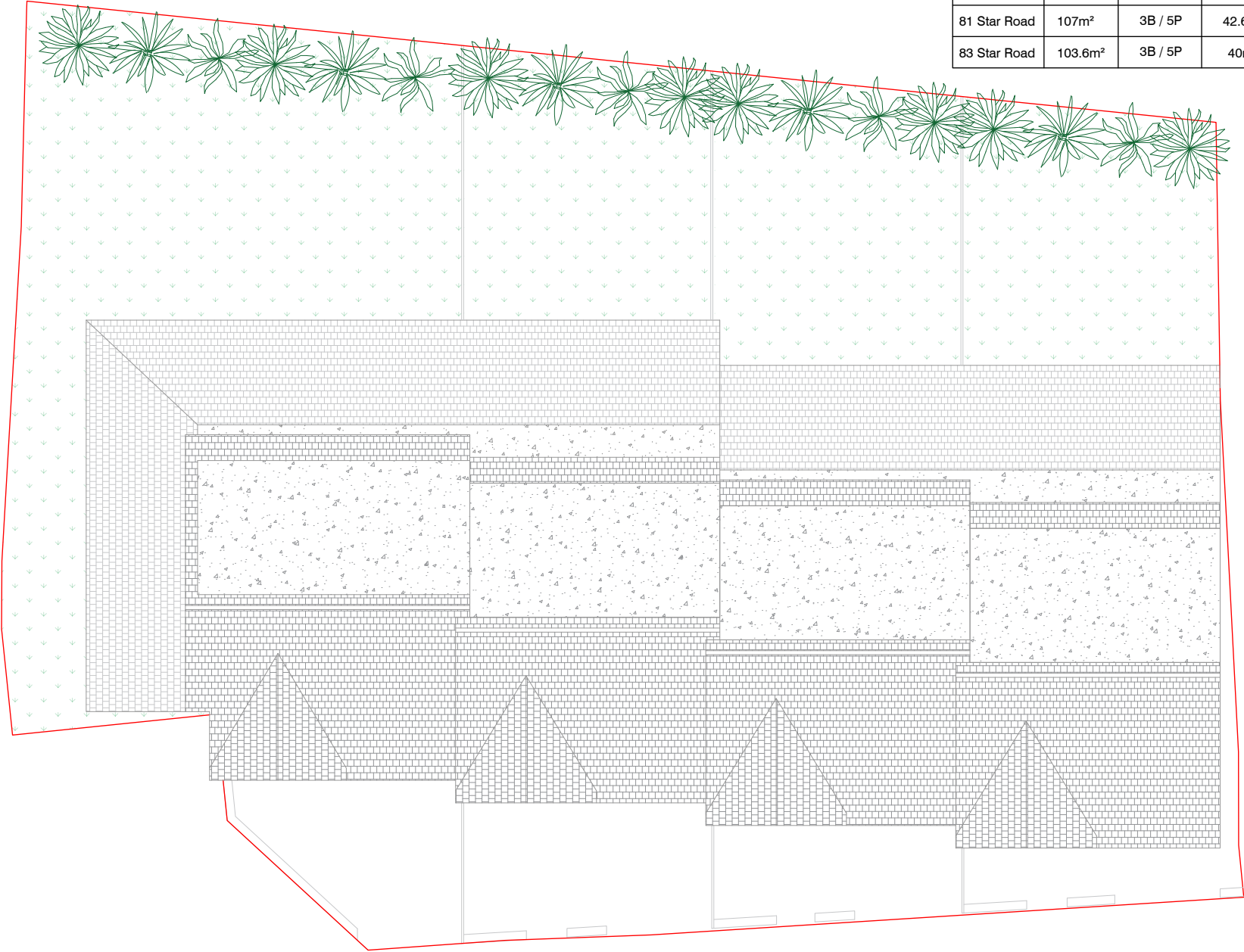


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PLOT NO	AREA	BEDROOMS	AMENITY
77 Star Road	126.8m ²	3B / 5P	100m ²
79 Star Road	110m ²	3B / 5P	39.5m ²
81 Star Road	107m ²	3B / 5P	42.6m ²
83 Star Road	103.6m ²	3B / 5P	40m ²



Key Plan:

Scale: 1:100 @A3

Key:

General Notes:

Proposed Notes:

AJune 2025

PLANNING ISSUE

Project Number:25001

Date:June 2025

Scale:1:100 @ A3

Project:Land North of Star Road, RG4 5BE

Drawing Title:Proposed Roof Plans

Drawing Title:25001-PL203-A

Drawn:IBRev: A



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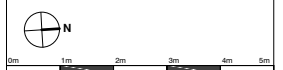
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N

0m1m2m3m4m5m

[illegible]

A diagram of a wheel with a radius of 1 m. A horizontal force N is applied at the center of the wheel, pointing to the right. Below the wheel is a horizontal scale with markings at 0m, 1m, 2m, 3m, 4m, and 5m.





PROPOSED
FRONT ELEVATION

PROPOSED
FRONT ELEVATION



PROPOSED
REAR ELEVATION

PROPOSED
REAR ELEVATION

Key Plan:

Scale: 1:100 @A3

Key:

General Notes:

Proposed Notes:

A July 2025

PLANNING ISSUE

Project Number: 25001

Date: July 2025

Scale: 1:100 @ A3

Project: Land North of Star Road, RG4 5BE

Drawing Title: Proposed Elevations

Drawing Title: 25001-PL220-A

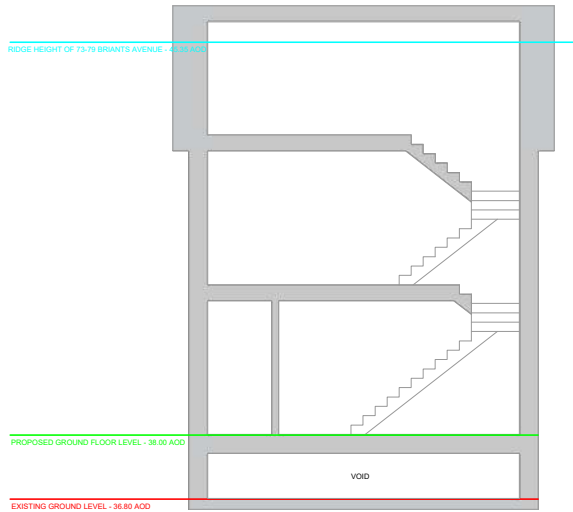
Drawn: IB Rev: A



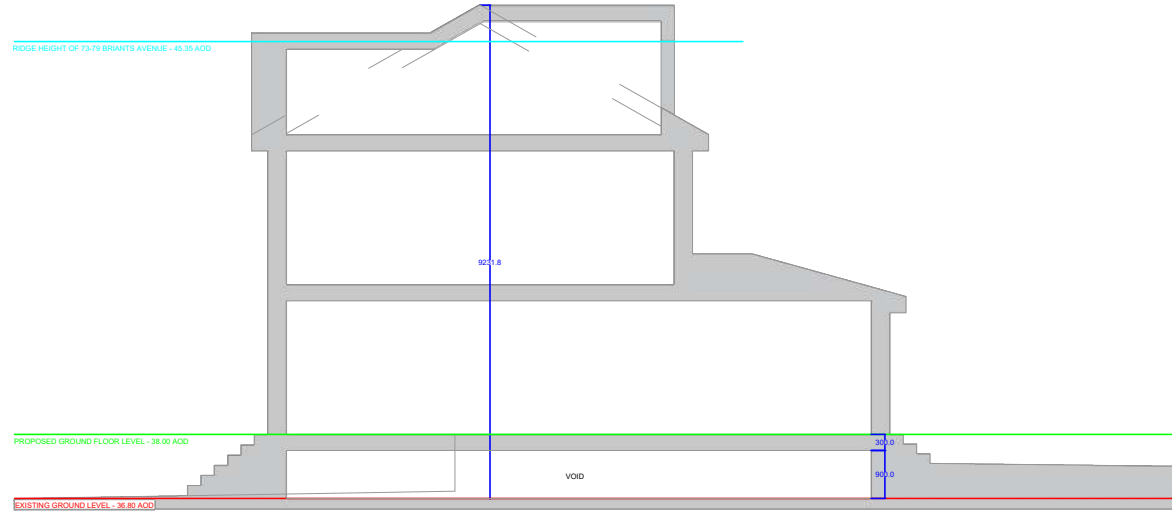
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0m 1m 2m 3m 4m 5m



PROPOSED TYPICAL
SECTION AA



PROPOSED TYPICAL
SECTION BB

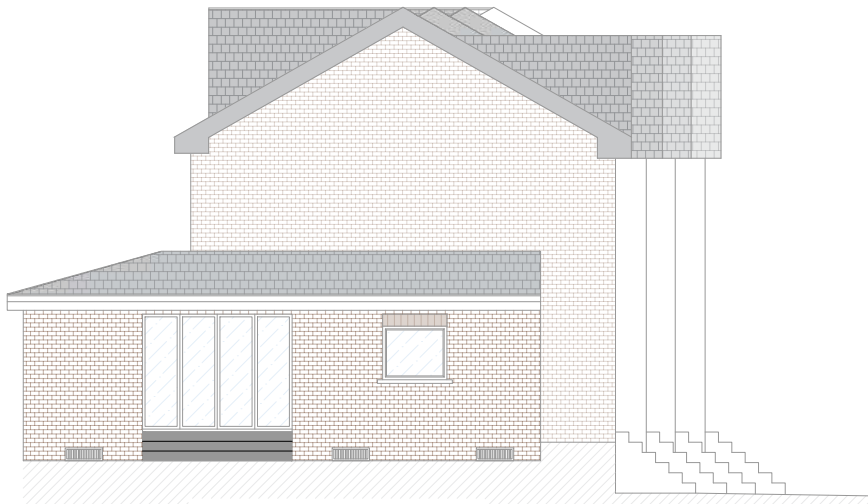
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Scale: 1:100 @A3

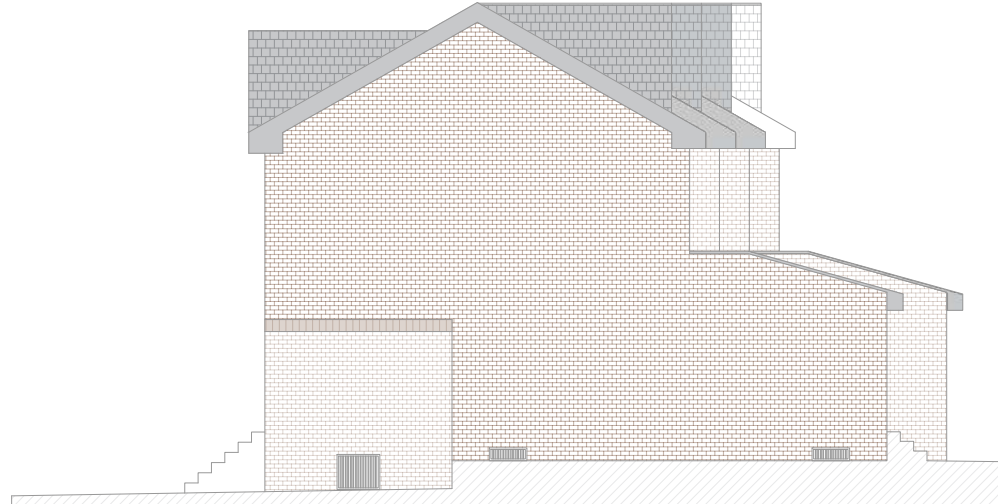
Key:

General Notes:

Proposed Notes:



PROPOSED
SOUTH FLANK ELEVATION



PROPOSED
NORTH FLANK ELEVATION

A June 2025

PLANNING ISSUE

Project Number: 25001

Date: June 2025

Scale: 1:100 @ A3

Project: Land North of Star Road, RG4 5BE

Drawing Title: Proposed Elevations & Section

Drawing Title: 25001-PL221-A

Drawn: IB Rev: A

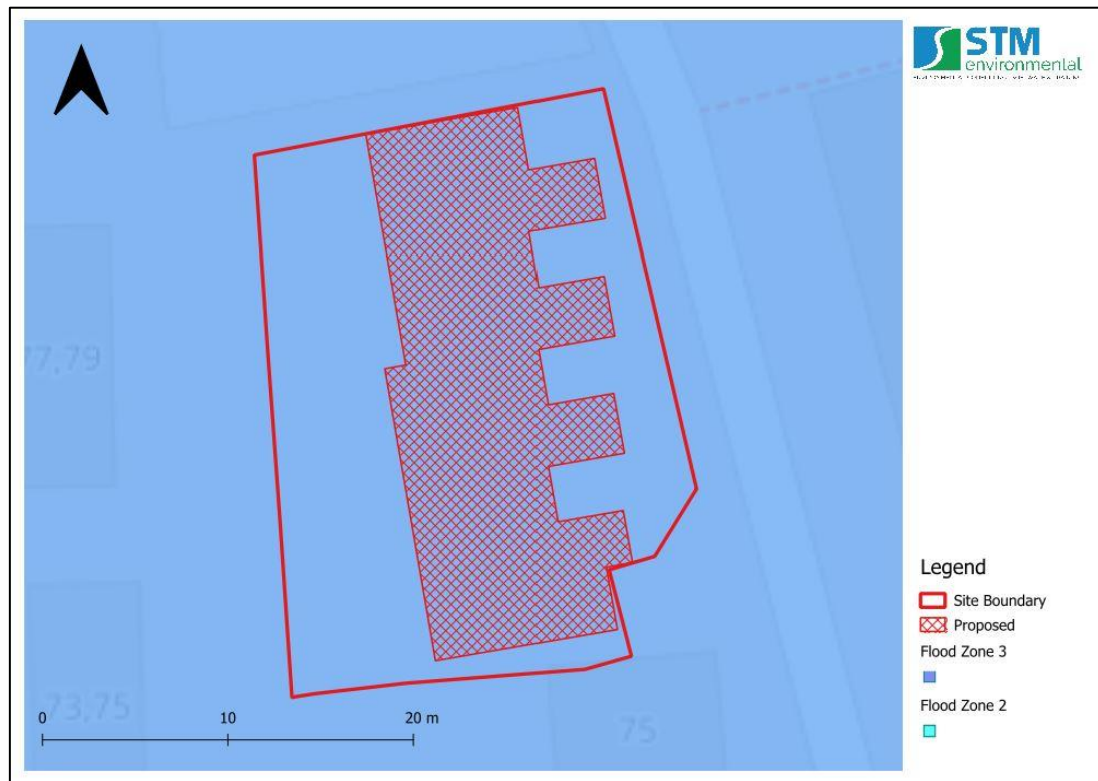

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0m 1m 2m 3m 4m 5m

13.2 Appendix 2 – EA Flood Zones and Proposed Development



13.3 Appendix 3 – Reading Borough Council Documents

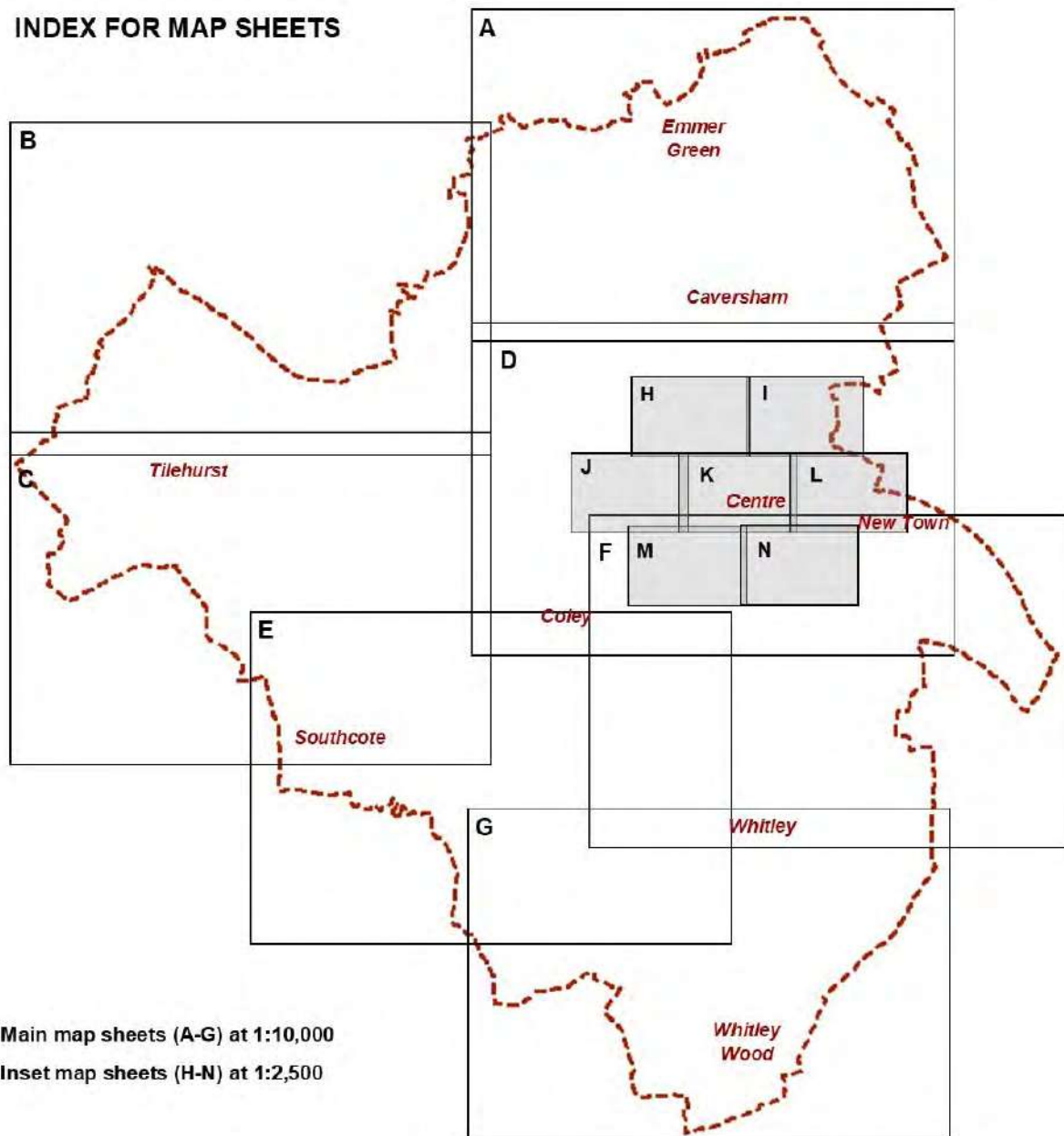
13.3.1 *Reading Borough Council* – Housing and Economic Land Availability

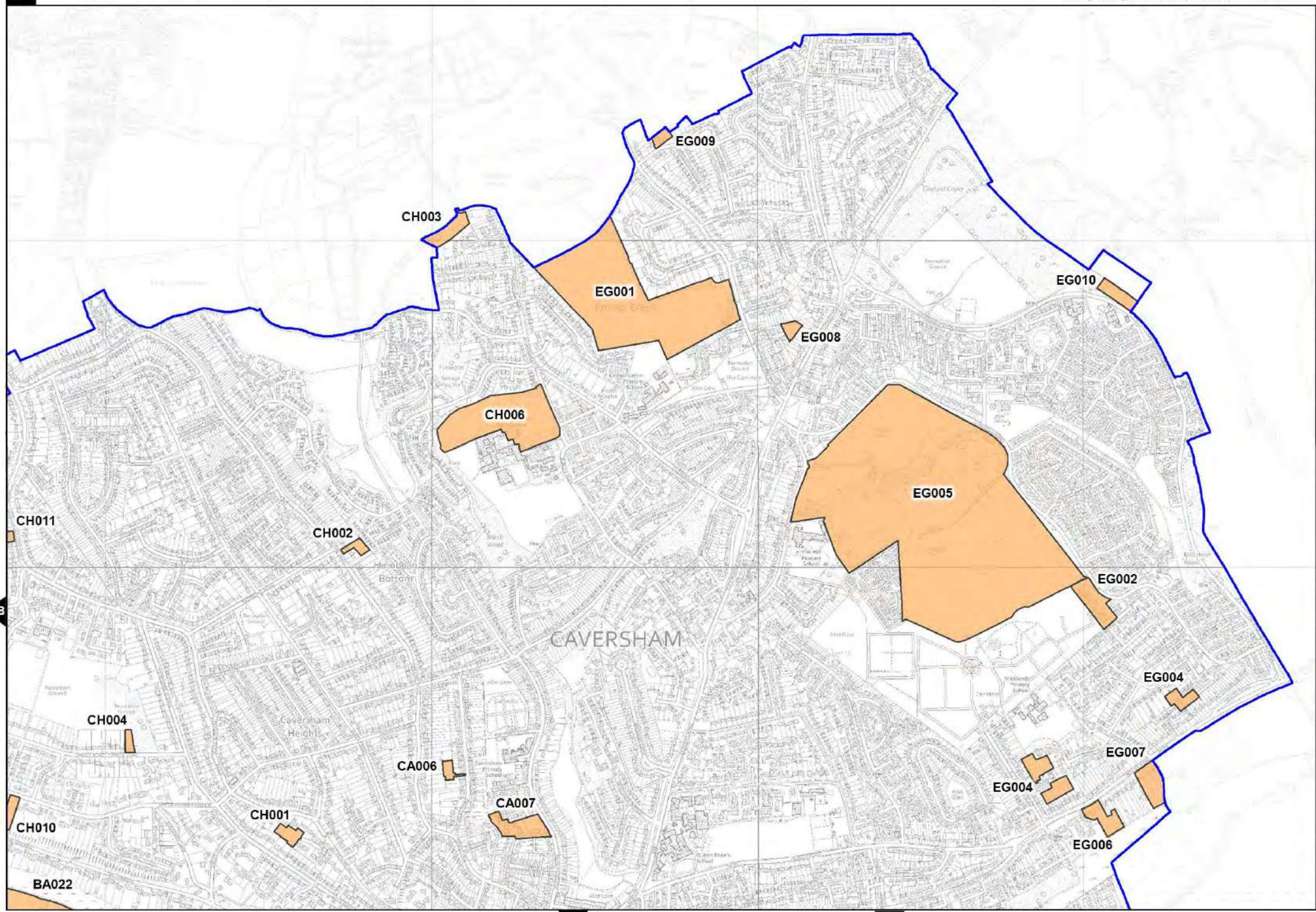
Assessment (HELAA) – Area Maps

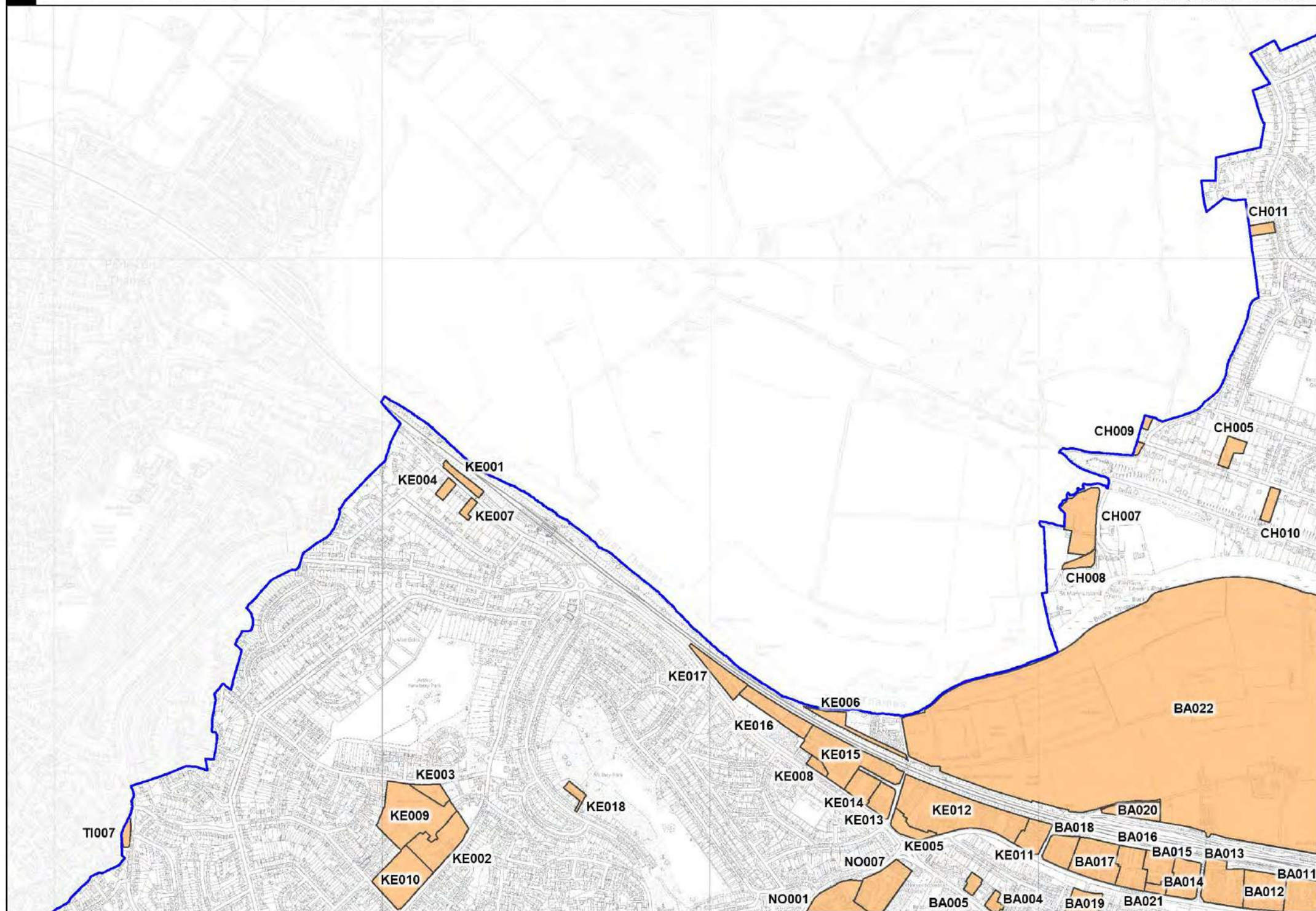
See next page.

Appendix 2: Maps of sites

INDEX FOR MAP SHEETS







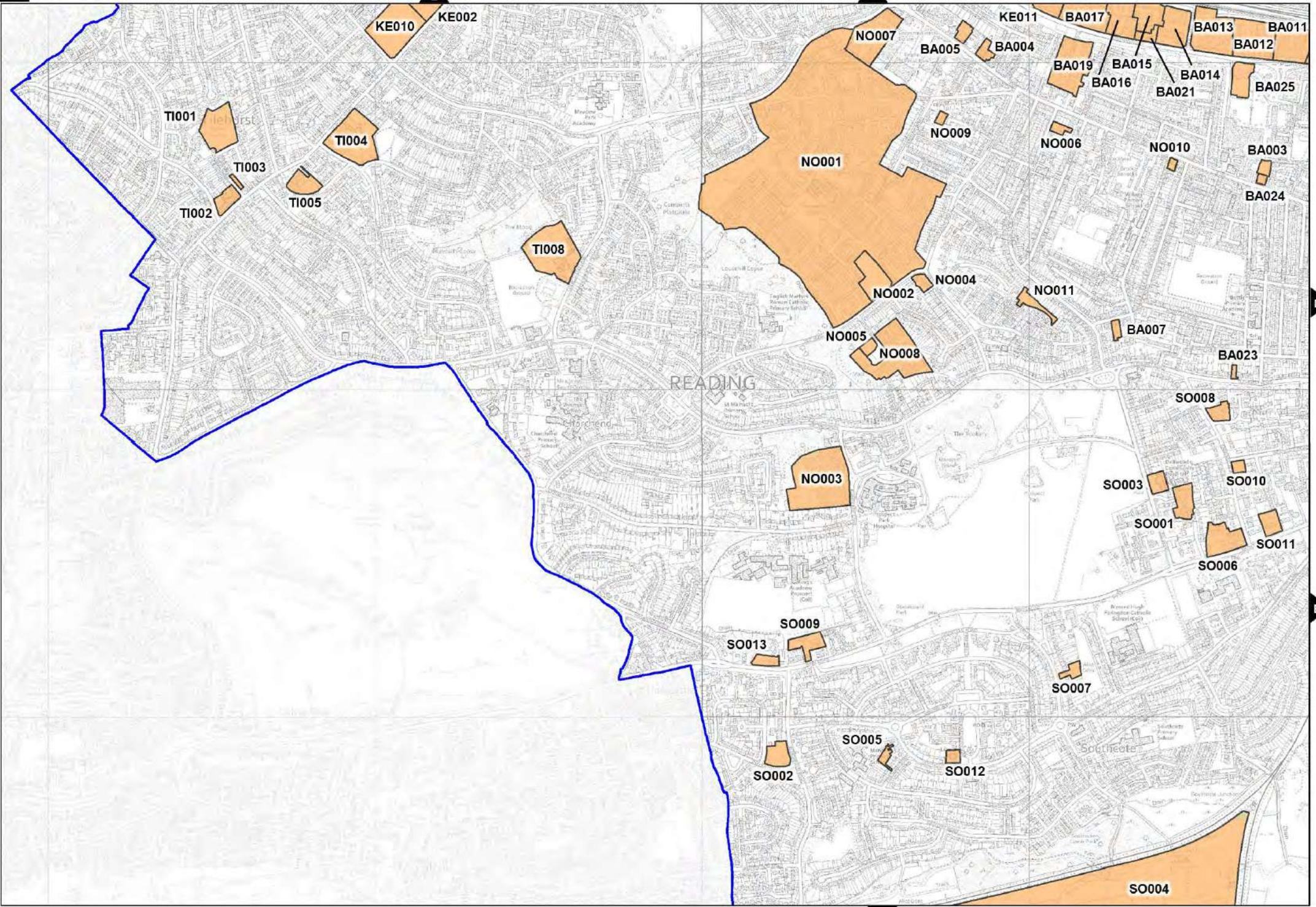
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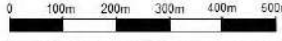
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B



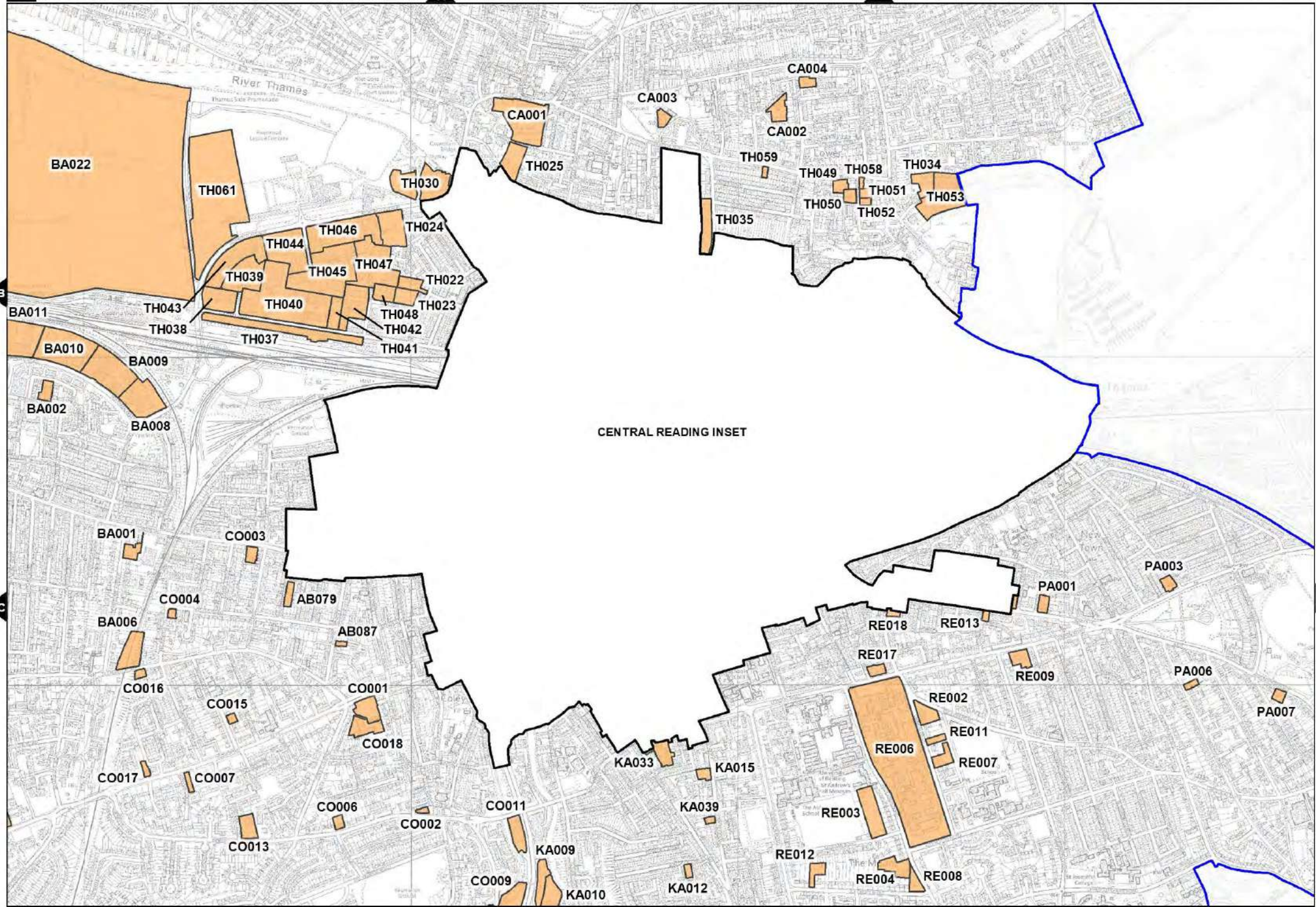
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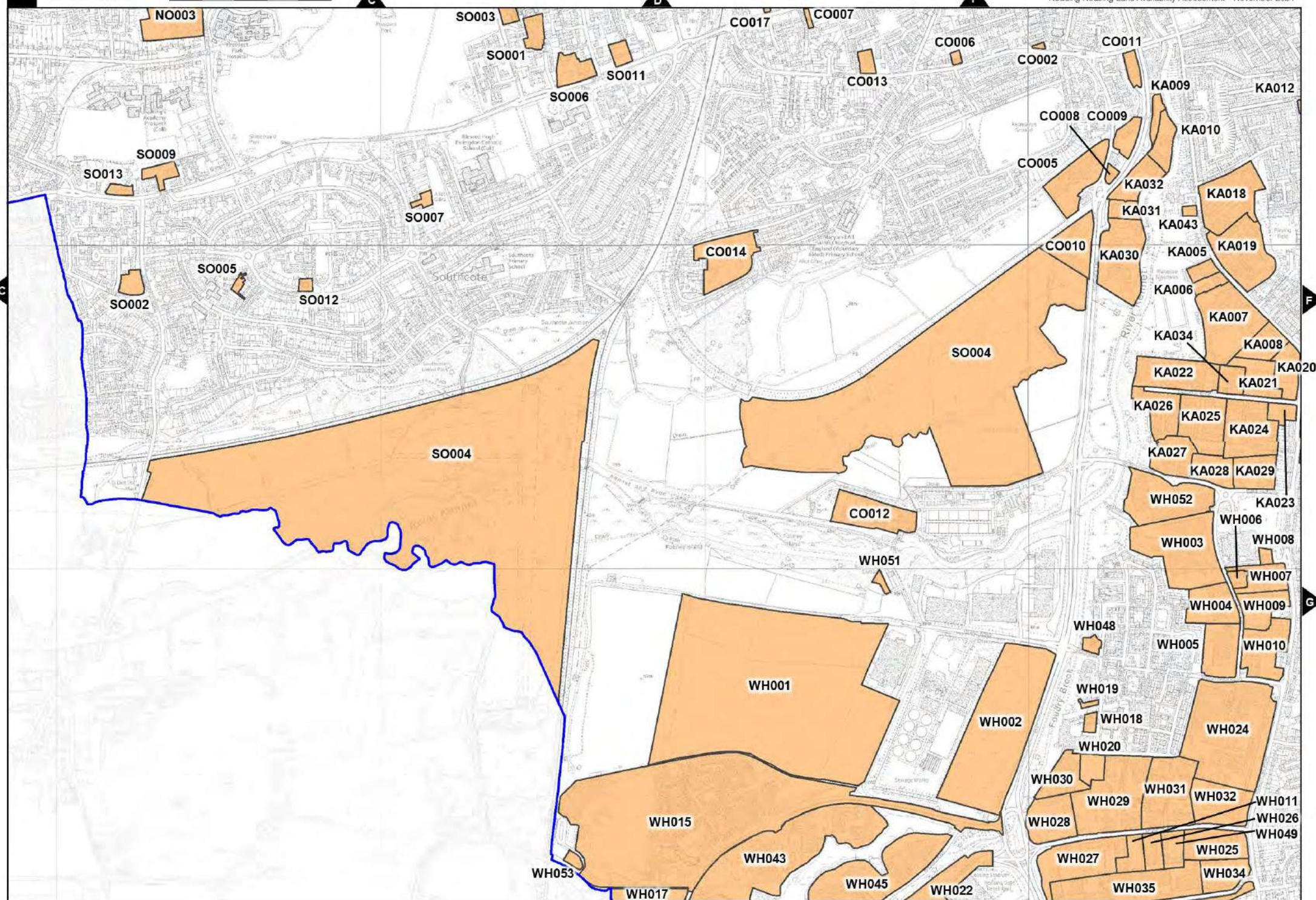
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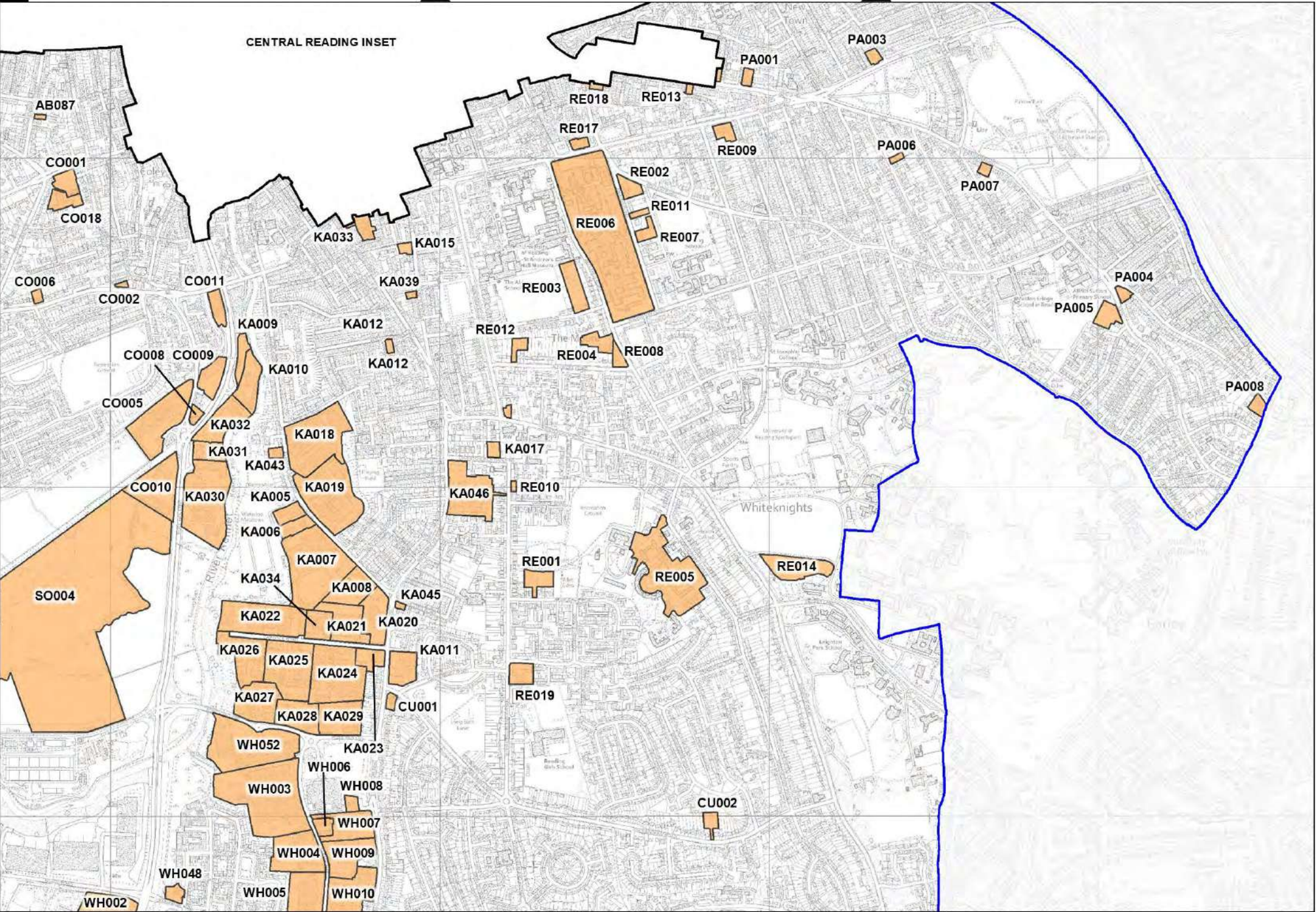


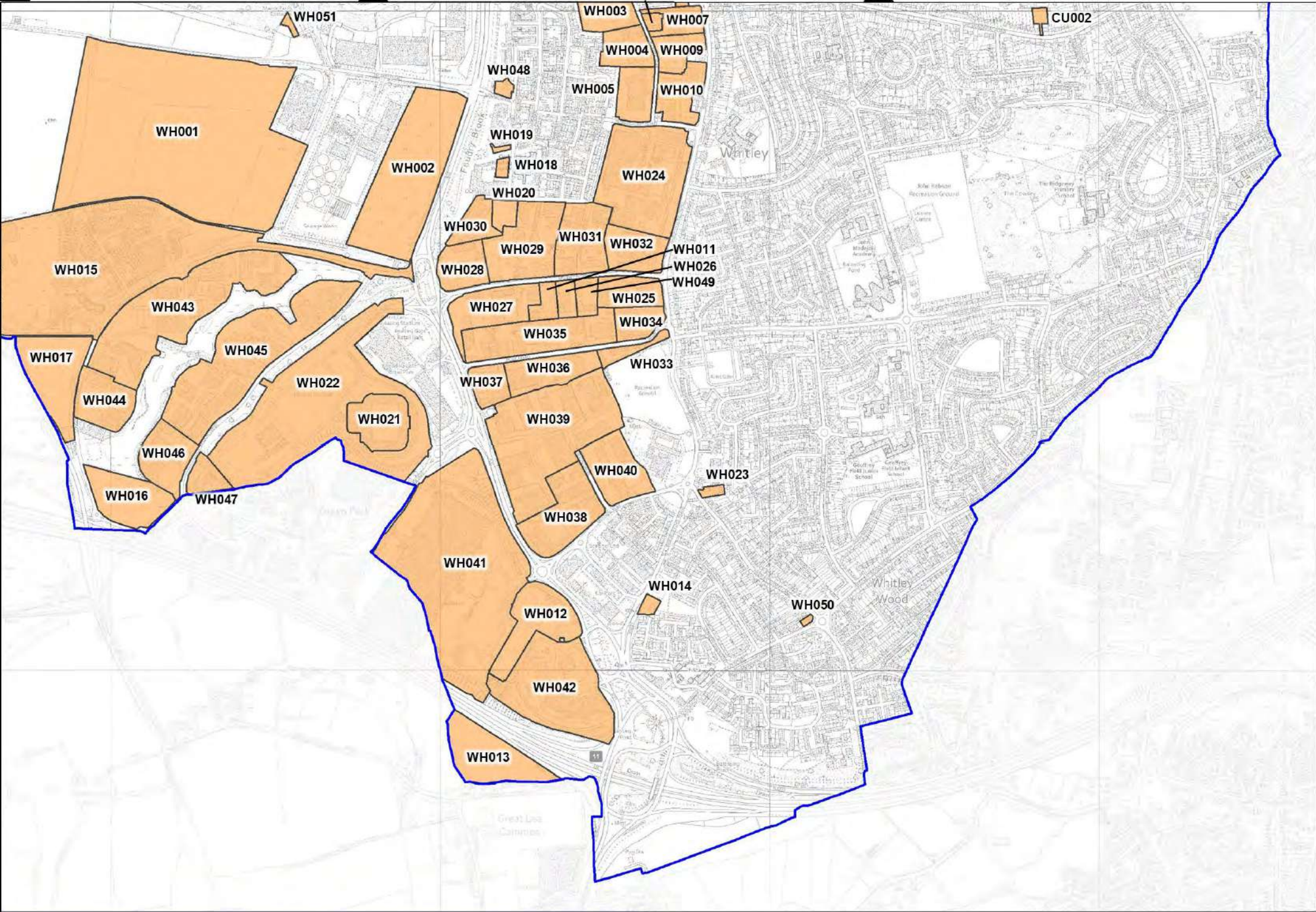
A

A









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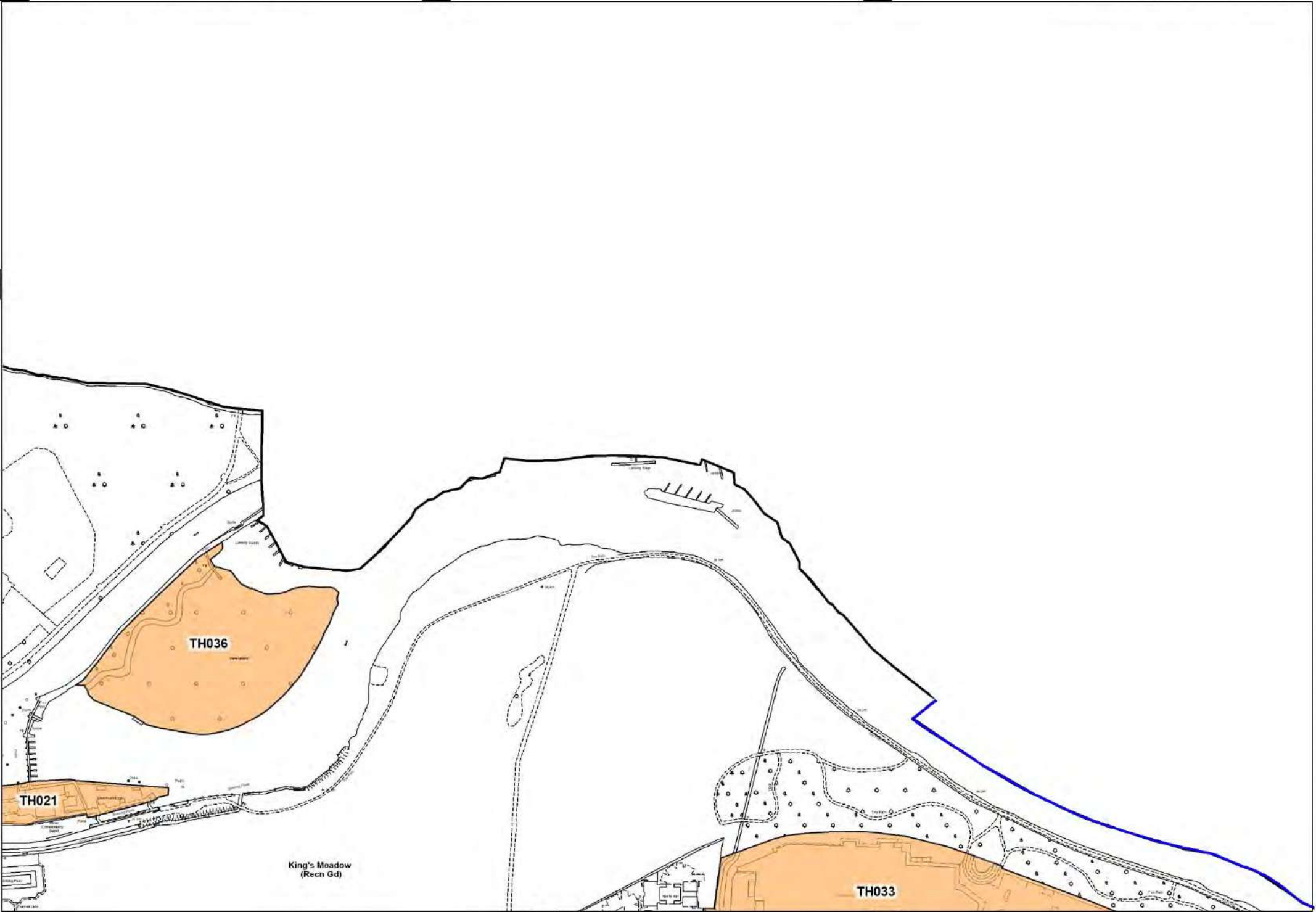
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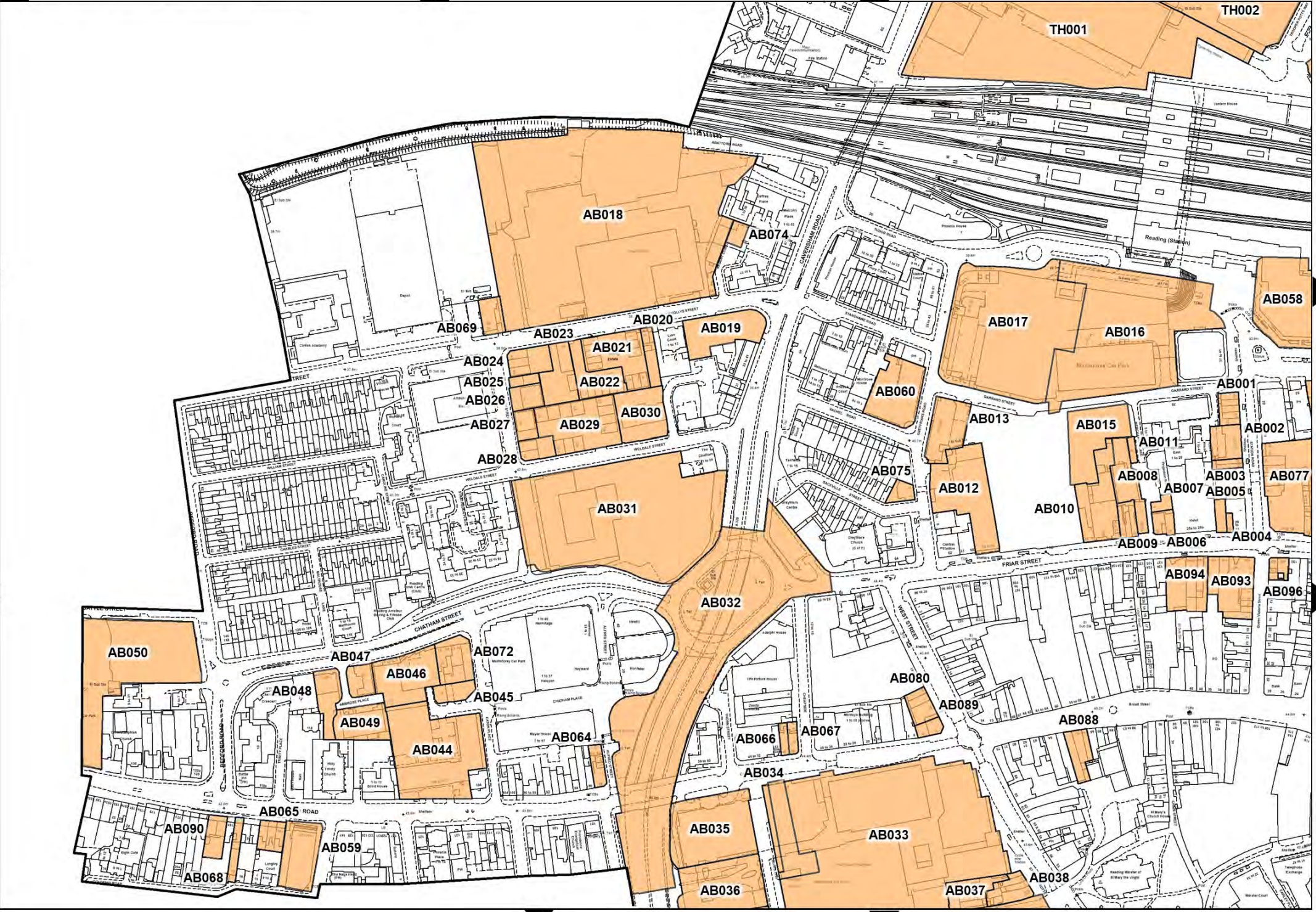


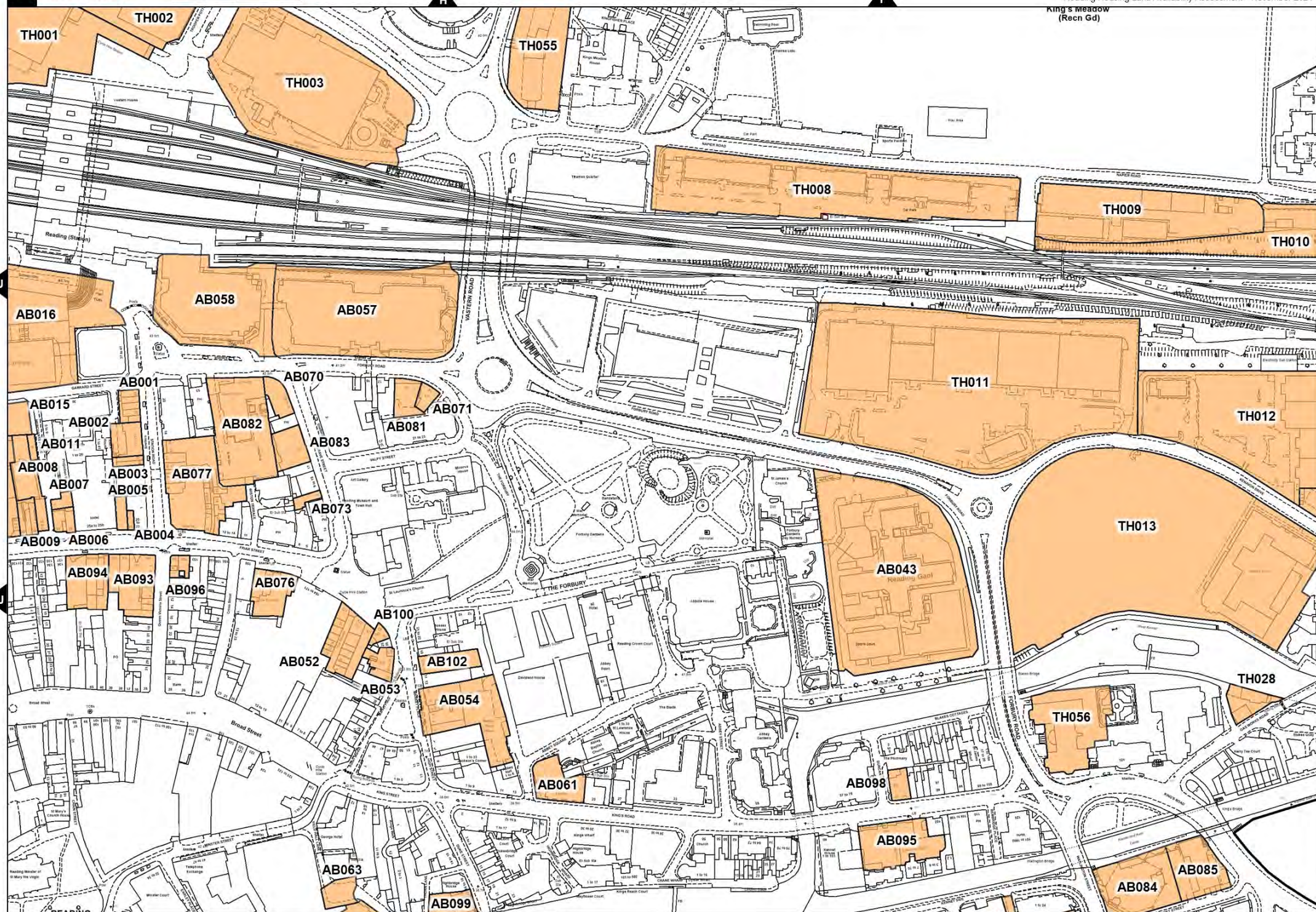
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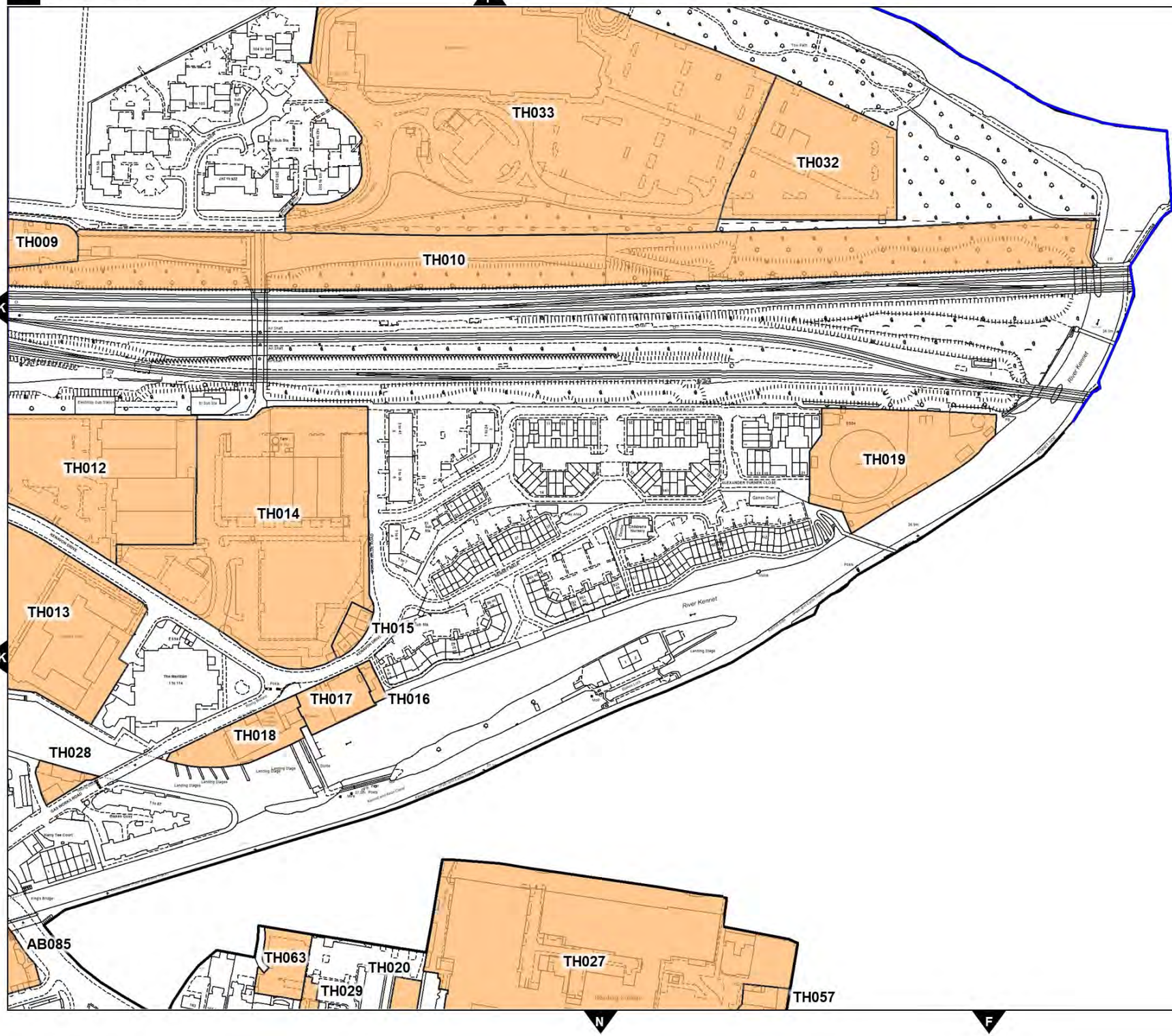
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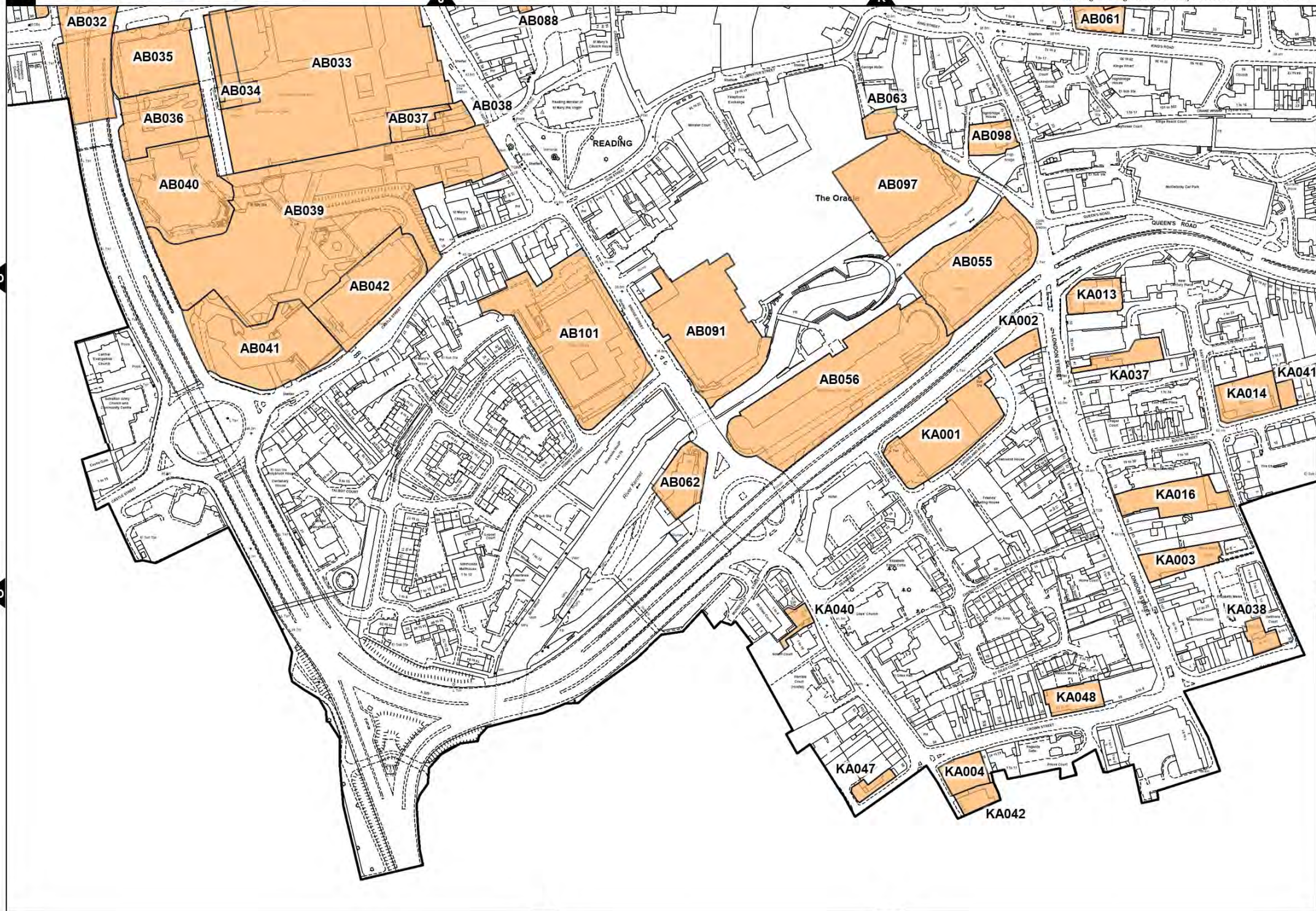


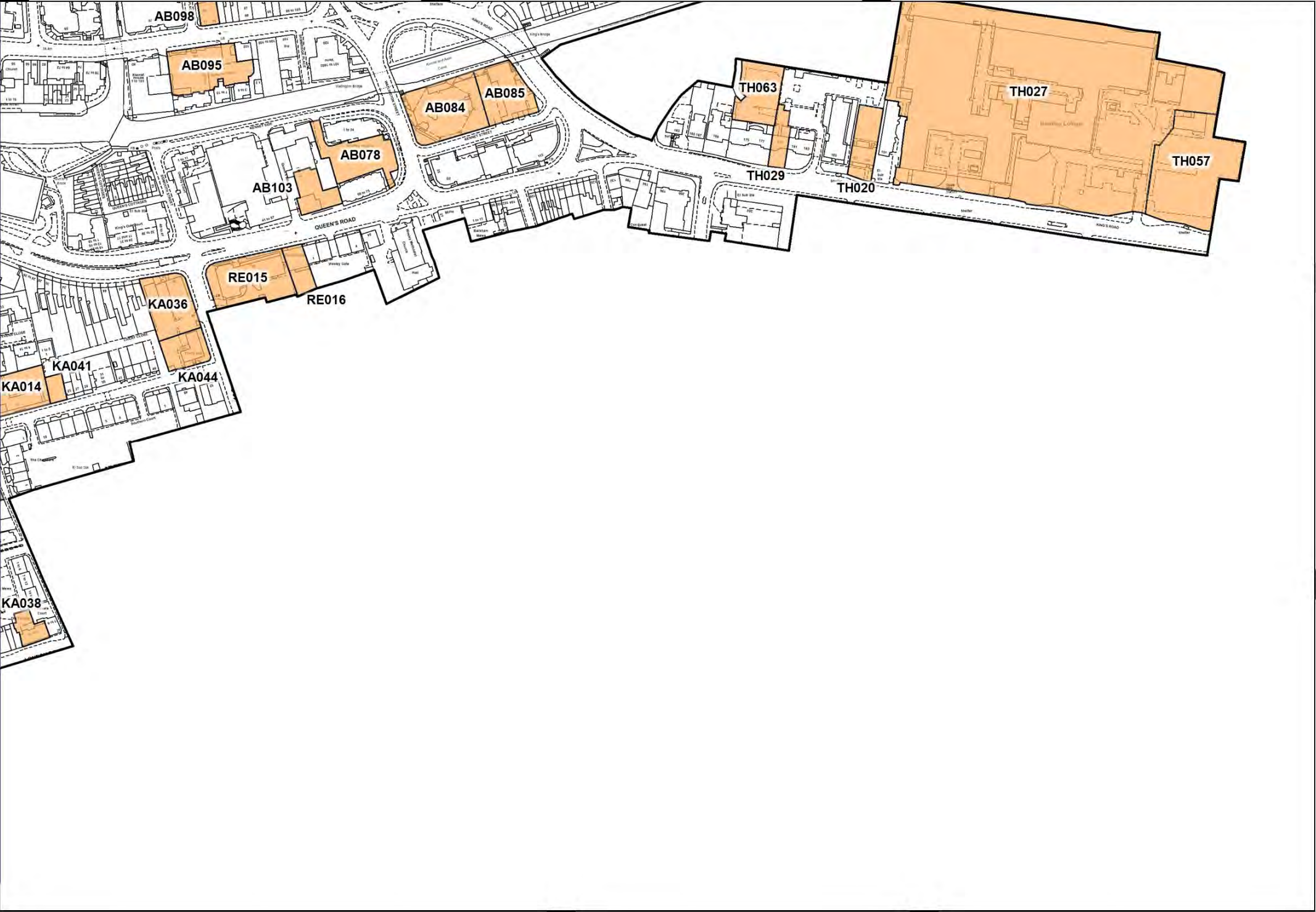
M

SCALE: 1:2500

0 25m 50m 75m 100m

Reading Housing Land Availability Assessment – November 2024





13.3.2 *Reading Borough Council* – Housing and Economic Land Availability
Assessment (HELAA) – Table

See next page.

Table A1.1: Summaries of HELAA process for each site

Site code	Site title	Map ref	Area (ha)	Excluded?	Suitability conclusion	Availability conclusion	Achievability conclusion	Final classification	Variance rate (%)	Resi (units)	Office (sq m)	Ind/Whs (sq m)	Retail (sq m)	Leisure (sq m)	Hotel (sq m)	Community (sq m)	Other (sq m)
AB001	29-35 Station Road	J	0.04	No	Suitable	Available	Potentially achievable	Developable (years 6-10, 11-15)	15.0	0	474	0	-108	0	4997	0	0
AB002	17-27 Station Road	J	0.06	No	Suitable	Potentially available	Achievable	Developable (years 6-10, 11-15)	42.0	10	-621	0	0	0	0	0	0
AB003	13-15 Station Road	J	0.02	No	Suitable	Potentially available	Achievable	Developable (years 6-10, 11-15)	42.0	2	-112	0	0	0	0	0	0
AB004	23 Friar Street	J	0.01	No	Suitable	Potentially available	Achievable	Developable (years 6-10, 11-15)	42.0	1	-37	0	0	0	0	0	0
AB005	24 Friar Street	J	0.02	No	Suitable	Potentially available	Achievable	Developable (years 6-10, 11-15)	42.0	1	-89	0	0	0	0	0	0
AB006	27-29 Friar Street	J	0.03	No	Suitable	Potentially available	Achievable	Developable (years 6-10, 11-15)	42.0	2	-153	0	0	0	0	0	0
AB007	1 Merchants Place	J	0.02	No	Potentially suitable	Potentially available	Potentially achievable	Potentially developable	42.0	1	-82	0	0	0	0	0	0
AB008	30-31 Friar Street	J	0.1	No	Potentially suitable	Potentially available	Potentially achievable	Potentially developable	42.0	15	-342	0	37	0	0	0	0
AB009	32-34 Friar Street	J	0.04	No	Suitable	Potentially available	Achievable	Developable (years 6-10, 11-15)	42.0	2	-94	0	0	0	0	0	0
AB010	35-39 Friar Street	J	0.16	No	Suitable	Available	Achievable	Deliverable (years 1-5)	7.0	96	-1535	0	826	-268	0	0	0
AB011	8 Merchants Place	J	0.01	No	Potentially suitable	Potentially available	Potentially achievable	Potentially developable	42.0	1	56	0	-114	0	0	0	0
AB012	52-55 Friar Street and 12 Greyfriars Road	J	0.26	No	Suitable	Not available	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
AB013	Greyfriars House, 20 Greyfriars Road	J	0.12	No	Suitable	Available	Achievable	Developable (years 6-10, 11-15)	15.0	51	-3267	0	0	0	0	0	0
AB015	Station Hill Plot F, Garrard Street	J	0.18	No	Suitable	Available	Achievable	Deliverable (years 1-5)	N/A	184	0	0	762	0	0	0	0
AB016	Station Hill Phase 2	J	0.91	No	Suitable	Available	Achievable	Deliverable (years 1-5)	N/A	0	34736	0	1174	0	0	0	5941
AB017	Station Hill Phase 3	J	0.89	No	Suitable	Available	Achievable	Developable (years 6-10, 11-15)	7.0	401	41633	0	2735	0	12072	0	0
AB018	Cattle Market	J	2.46	No	Suitable	Potentially available	Potentially achievable	Developable (years 6-10, 11-15)	15.0	593	0	0	0	0	0	0	-4057
AB019	45 Caversham Road	J	0.15	No	Suitable	Available	Achievable	Deliverable (years 1-5)	N/A	40	0	0	0	0	0	0	0
AB020	31 Great Knollys Street	J	0.04	No	Potentially suitable	Potentially available	Potentially achievable	Potentially developable	42.0	8	-69	-156	0	0	0	0	0
AB021	Unit B1-B11, Great Knollys Street	J	0.15	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
AB022	Bellman Court, Great Knollys Street	J	0.1	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
AB023	63 Great Knollys Street	J	0.1	No	Potentially suitable	Potentially available	Potentially achievable	Potentially developable	42.0	19	0	-108	0	0	0	0	0
AB024	Units A1-A3 Great Knollys Street	J	0.07	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
AB025	Unit A2, North Street	J	0.02	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
AB026	1a North Street	J	0.04	No	Potentially suitable	Potentially available	Potentially achievable	Potentially developable	42.0	8	0	-212	0	0	0	0	0

Site code	Site title	Map ref	Area (ha)	Excluded?	Suitability conclusion	Availability conclusion	Achievability conclusion	Final classification	Variance rate (%)	Resi (units)	Office (sq m)	Ind/Whs (sq m)	Retail (sq m)	Leisure (sq m)	Hotel (sq m)	Community (sq m)	Other (sq m)
AB027	16 North Street	J	0.04	No	Suitable	Available	Potentially achievable	Deliverable (years 1-5)	7.0	9	-91	0	0	0	0	0	0
AB028	12-14 North Street	J	0.04	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
AB029	Units C1-C11, Weldale Street	J	0.22	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
AB030	7 Weldale Street	J	0.14	No	Potentially suitable	Potentially available	Potentially achievable	Potentially developable	42.0	27	0	-277	0	0	0	0	0
AB031	Land between Chatham Street and Weldale Street	J	1.21	No	Suitable	Available	Achievable	Deliverable (years 1-5)	N/A	165	0	0	184	0	0	0	0
AB032	Chatham Street	J	1.62	No	Potentially suitable	Potentially available	Unachievable	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
AB033	Broad Street Mall	J, M	1.78	No	Suitable	Available	Potentially achievable	Deliverable (years 1-5)	7.0	392	0	0	1396	0	0	0	0
AB034	Fountain House, 2 Queens Walk	M	0.12	No	Suitable	Potentially available	Potentially achievable	Potentially developable	7.0	45	-5095	0	0	0	0	0	0
AB035	Pentahotel, Oxford Road	M	0.32	No	Suitable	Availability unknown	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
AB036	Queens Court, Queens Walk	M	0.28	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
AB037	20 Hosier Street	M	0.08	No	Suitable	Potentially available	Potentially achievable	Potentially developable	15.0	0	0	0	393	0	2963	0	-539
AB038	19-23 St Mary's Butts	M	0.06	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
AB039	Hosier Street	M	1.91	No	Suitable	Available	Achievable	Developable (years 6-10, 11-15)	15.0	442	0	0	1717	0	0	0	-2323
AB040	Hexagon Theatre, Hosier Street	M	0.48	No	Suitable	Available	Achievable	Deliverable (years 1-5)	7.0	0	0	0	0	1516	0	0	0
AB041	Thames Valley Police, Castle Street	M	0.55	No	Suitable	Available	Achievable	Developable (years 6-10, 11-15)	15.0	153	0	0	0	0	0	0	-8924
AB042	Magistrates Court, Castle Street	M	0.4	No	Potentially suitable	Not available	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
AB043	Reading Prison	K	1.44	No	Potentially suitable	Available	Potentially achievable	Developable (years 6-10, 11-15)	15.0	0	0	0	0	8500	0	0	-7650
AB044	Eaton House, 106-112 Oxford Road	J	0.44	No	Suitable	Available	Achievable	Developable (years 6-10, 11-15)	15.0	94	-2460	0	0	0	0	0	0
AB045	10 Eaton Place	J	0.04	No	Potentially suitable	Available	Achievable	Developable (years 6-10, 11-15)	15.0	11	-197	0	0	0	0	0	0
AB046	115 Chatham Street	J	0.17	No	Suitable	Available	Achievable	Deliverable (years 1-5)	N/A	54	0	0	0	0	0	0	0
AB047	121 Chatham Street	J	0.05	No	Potentially suitable	Potentially available	Potentially achievable	Potentially developable	42.0	7	0	0	0	0	0	0	0
AB048	Future House, 125 Chatham Street	J	0.08	No	Suitable	Available	Achievable	Developable (years 6-10, 11-15)	42.0	8	-261	0	0	0	0	0	0
AB049	The Face Bar, Ambrose Place	J	0.1	No	Potentially suitable	Potentially available	Potentially achievable	Potentially developable	42.0	19	0	0	0	0	0	0	-582
AB050	Central Swimming Pool, Battle Street	J	0.55	No	Suitable	Available	Achievable	Deliverable (years 1-5)	7.0	52	0	0	0	0	0	476	0
AB052	173-175 Friar Street	K	0.14	No	Suitable	Available	Achievable	Deliverable (years 1-5)	7.0	24	-1647	0	0	0	0	0	0
AB053	27-32 Market Place	K	0.04	No	Suitable	Available	Achievable	Deliverable (years 1-5)	7.0	7	-558	0	-685	0	0	0	0
AB054	3-10 Market Place, Abbey Hall & Abbey Square	K	0.27	No	Suitable	Available	Achievable	Deliverable (years 1-5)	N/A	182	-5729	0	0	0	0	0	0

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AB055	Vue Cinema, The Oracle	M	0.53	No	Potentially suitable	Available	Potentially achievable	Developable (years 6-10, 11-15)	15.0	102	0	0	-819	-3763	0	0	0
AB056	Oracle Riverside Car Park	M	0.91	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
AB057	Apex Plaza, Forbury Road	K	0.93	No	Suitable	Potentially available	Potentially achievable	Potentially developable	42.0	101	-8431	0	0	0	0	0	0
AB058	Brunel Arcade, Station Approach	K	0.58	No	Suitable	Available	Potentially achievable	Developable (years 6-10, 11-15)	42.0	101	9126	0	928	0	0	0	-1854
AB059	143-145 Oxford Road	J	0.14	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
AB060	9-27 Greyfriars Road	J	0.17	No	Suitable	Availability unknown	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
AB061	Reading Central Library, Abbey Square	K	0.1	No	Potentially suitable	Available	Potentially achievable	Developable (years 6-10, 11-15)	15.0	23	0	0	0	0	0	-2031	0
AB062	The Anchorage, 34 Bridge Street	M	0.15	No	Suitable	Not available	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
AB063	The Oracle Shopping Centre, Yield Hall Place	M	0.04	No	Suitable	Availability unknown	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
AB064	78 Oxford Road	J	0.03	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
AB065	149-153 Oxford Road	J	0.1	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
AB066	40 Oxford Road	J	0.02	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
AB067	38 Oxford Road & 5 Cheapside	J	0.02	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
AB068	159 Oxford Road	J	0.03	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
AB069	Queens Arms PH, Great Knollys Street	J	0.07	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
AB070	37-43 Blagrove Street	K	0.04	No	Suitable	Availability unknown	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
AB071	Rising Sun 18 Forbury Road	K	0.02	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
AB072	The Butler PH, Chatham Street	J	0.11	No	Suitable	Potentially available	Potentially achievable	Potentially developable	42.0	0	0	0	0	0	157	0	-79
AB073	7 Blagrove Street	K	0.02	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
AB074	Land at Regent Court, Great Knollys Street	J	0.02	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
AB075	1-3 Greyfriars Road	J	0.03	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
AB076	160-163 Friar Street	K	0.06	No	Suitable	Potentially available	Potentially achievable	Potentially developable	42.0	20	-1292	0	0	0	0	0	0
AB077	15-18 Friar Street, 2-16 Station Road and Harris Arcade	K	0.31	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0

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AB078	Clarendon House 59-75 Queens Road	N	0.16	No	Suitable	Available	Achievable	Deliverable (years 1-5)	N/A	39	0	0	0	0	0	0	0
AB079	Rear of 8-32 Clifton Street	D	0.16	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
AB080	Part of City Wall House, 26 West Street	J	0.05	No	Suitable	Available	Achievable	Developable (years 6-10, 11-15)	15.0	9	0	0	0	0	-352	0	0
AB081	Tangent House, 16 Forbury Road	K	0.05	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
AB082	Aquis House, 49-51 Forbury Road	K	0.35	No	Potentially suitable	Available	Potentially achievable	Developable (years 6-10, 11-15)	15.0	42	417	0	0	0	0	0	0
AB083	33 Blagrove Street	K	0.07	No	Potentially suitable	Available	Potentially achievable	Developable (years 6-10, 11-15)	15.0	21	-2282	0	0	0	0	0	0
AB084	Sapphire Plaza, Watlington Street	N	0.25	No	Suitable	Available	Potentially achievable	Developable (years 6-10, 11-15)	15.0	52	-3412	0	0	0	0	0	0
AB085	Royal Court, Kings Road	N	0.16	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
AB087	Epping House, 55 Russell Street	D	0.05	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
AB088	87 Broad Street	J	0.06	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
AB089	200-202 Broad Street	J	0.02	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
AB090	165 Oxford Road	J	0.05	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
AB091	House of Fraser, The Oracle	M	0.64	No	Suitable	Available	Potentially achievable	Deliverable (years 1-5)	7.0	0	0	0	-4011	4011	0	0	0
AB093	1-15 Queen Victoria Street & 145-148 Friar Street	J	0.15	No	Suitable	Available	Achievable	Deliverable (years 1-5)	N/A	0	-2404	0	-477	0	4083	0	0
AB094	138-144 Friar Street	J	0.13	No	Suitable	Available	Achievable	Deliverable (years 1-5)	7.0	0	0	0	-745	0	5826	0	-1171
AB095	100 Kings Road	K	0.19	No	Potentially suitable	Available	Achievable	Developable (years 6-10, 11-15)	15.0	43	0	0	0	0	-3666	0	0
AB096	149-150 Friar Street and 2-4 Queen Victoria Street	K	0.02	No	Potentially suitable	Not available	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
AB097	Former Debenhams, The Oracle	M	0.56	No	Potentially suitable	Available	Potentially achievable	Developable (years 6-10, 11-15)	15.0	162	0	0	-9447	0	0	0	0
AB098	Warwick Arms, 77-79 Kings Road	K	0.03	No	Potentially suitable	Availability unknown	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
AB099	20-22 Duke Street	M	0.08	No	Suitable	Available	Potentially achievable	Developable (years 6-10, 11-15)	15.0	13	0	0	-612	0	0	0	0
AB100	23-24 Market Place	K	0.01	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
AB101	Civic Offices, Bridge Street	M	0.85	No	Suitable	Available	Achievable	Deliverable (years 1-5)	7.0	0	-1029	0	0	0	0	1495	0
AB102	13-15 Market Place	K	0.06	No	Suitable	Available	Potentially achievable	Deliverable (years 1-5)	7.0	14	0	0	-670	0	0	0	0
AB103	Queens Wharf, Queens Road	N	0.08	No	Suitable	Available	Achievable	Developable (years 6-10, 11-15)	15.0	9	-600	0	0	0	0	0	0
BA001	Rear of 303-315 Oxford Road	D	0.22	No	Suitable	Available	Achievable	Deliverable (years 1-5)	7.0	12	51	0	0	0	0	0	0

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BA002	Land adjacent to 22 Portman Way	D	0.21	No	Suitable	Available	Potentially achievable	Developable (years 6-10, 11-15)	15.0	18	0	-642	0	0	0	0	0
BA003	Land at Moultsford Mews	C	0.16	No	Suitable	Available	Potentially achievable	Deliverable (years 1-5)	7.0	24	0	0	147	0	0	0	0
BA004	784-794 Oxford Road	C	0.22	No	Suitable	Availability unknown	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
BA005	816 Oxford Road	C	0.23	No	Suitable	Available	Potentially achievable	Developable (years 6-10, 11-15)	36.0	16	0	0	0	0	0	0	-689
BA006	Land at Reading West Station	D	0.62	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
BA007	133-137 Wantage Road	C	0.14	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
BA008	2-6 Portman Road and 1-5 Loverock Road	D	1.05	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
BA009	Ashmere Terrace, 8-12 Portman Road and 7-11 Loverock Road	D	1.4	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
BA010	14 Portman Road and the Portman Centre	D	1.67	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
BA011	16-22 Portman Road and 47-73 Loverock Road	B, C, D	1.18	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
BA012	24-28 Portman Road and 75-83 Loverock Road	B	1.45	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
BA013	Battle Farm Trading Estate and 60 and 85 Loverock Road	B	1.56	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
BA014	38-40 Portman Road and 103 Loverock Road	B	0.99	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
BA015	Albury Close	B	0.76	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
BA016	Broughton Close and 44-50 Portman Road	B	1.06	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
BA017	50-60 Portman Road and 117-123 Loverock Road	B	1.59	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
BA018	62 Portman Road	B	0.8	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
BA019	Bridgewater Close	C	1.61	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
BA020	Wigmore Lane	B	0.73	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
BA021	42 Portman Road	B	0.22	No	Suitable	Available	Achievable	Deliverable (years 1-5)	N/A	16	-917	0	0	0	0	0	0
BA022	Scours Lane and Littlejohn's Farm	B, D	101.42	Yes	N/A	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
BA023	126 Tilehurst Road	C	0.07	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
BA024	Curzon Club, 362 Oxford Road	C	0.08	No	Suitable	Available	Potentially achievable	Deliverable (years 1-5)	7.0	28	0	0	117	0	0	-681	0

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BA025	Part of Tesco Car Park, Portman Road	C	0.59	No	Potentially suitable	Available	Achievable	Developable (years 6-10, 11-15)	15.0	49	0	0	0	0	0	0	0
CA001	St Martin's Precinct, Church Street	D	1.71	No	Suitable	Potentially available	Potentially achievable	Deliverable (years 1-5)	7.0	37	0	0	953	606	0	0	0
CA002	Cantay House, Ardler Road, Caversham	D	0.33	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
CA003	Former Caversham Nursery, 82 Gosbrook Road	D	0.16	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
CA004	68 St John's Road	D	0.16	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
CA006	Land rear of 27-43 Blenheim Road	A	0.2	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
CA007	Hemdean House School, Hemdean Road, Caversham	A	0.93	No	Potentially suitable	Availability unknown	N/A	Not developable within the next 15 years	36.0	0	0	0	0	0	0	0	0
CH001	Rear of 1 & 3 Woodcote Road & 21 St Peter's Hill	A	0.33	No	Potentially suitable	Potentially available	Potentially achievable	Potentially developable	36.0	9	0	0	0	0	0	0	0
CH002	142 Kidmore Road, Caversham	A	0.21	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
CH003	Land adjacent to 54 Highdown Hill Road, Emmer Green	A	0.61	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
CH004	20 Chazey Road	A	0.167	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
CH005	Outlands, Upper Warren Avenue	B	0.53	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
CH006	Highdown School, Surley Row	A	0.28	No	Suitable	Not available	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
CH007	Chazey Farm, The Warren	B	1.69	No	Suitable	Potentially available	Potentially achievable	Deliverable (years 1-5)	36.0	29	0	0	0	0	0	0	0
CH008	Land at Chazey Court Farm	B	0.29	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
CH009	Plots A & B Gravel Hill	B	0.17	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
CH010	Highridge, Upper Warren Avenue	B	0.32	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
CH011	161 Upper Woodcote Road	B	0.24	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
CU001	177 Basingstoke Road	F	0.4	No	Suitable	Available	Achievable	Deliverable (years 1-5)	N/A	9	0	0	0	0	0	0	0
CU002	Land rear of 50-52 Cressingham Road	F	0.239	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
CO001	Yeomanry House, Castle Hill	D	0.44	No	Suitable	Potentially available	Achievable	Deliverable (years 1-5)	7.0	0	-818	0	0	0	0	857	0
CO002	4 Berkeley Avenue	D	0.06	No	Suitable	Potentially available	Potentially achievable	Potentially developable	36.0	9	0	0	0	0	0	0	-74
CO003	211-221 Oxford Road	D	0.16	No	Suitable	Availability unknown	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
CO004	53-55 Argyle Road	D	0.07	No	Suitable	Available	Achievable	Deliverable (years 1-5)	N/A	10	0	0	0	0	0	-474	0

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CO005	Reading Link Retail Park, Rose Kiln Lane	E	2.12	No	Suitable	Available	Potentially achievable	Developable (years 6-10, 11-15)	15.0	158	0	0	-5523	0	0	0	0
CO006	Webb's Close, Berkeley Avenue	D	0.19	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
CO007	31 Bath Road	D	0.09	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
CO008	Kilnbrook House	E	0.16	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
CO009	Rose Kiln Lane Court, Rose Kiln Lane	E	0.66	No	Suitable	Available	Achievable	Developable (years 6-10, 11-15)	15.0	0	-2616	1760	0	0	0	0	0
CO010	8-12 Rose Kiln Lane	E	1.79	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
CO011	Land west of A33 and south of Berkeley Avenue	E	0.41	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
CO012	Fobney Mead, Island Road	E	2.18	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
CO013	72 Berkeley Avenue	D	0.33	No	Suitable	Potentially available	Potentially achievable	Developable (years 6-10, 11-15)	15.0	9	0	0	0	0	0	-604	0
CO014	Wensley Road	E	2.36	No	Suitable	Available	Achievable	Deliverable (years 1-5)	N/A	46	0	0	0	0	0	0	0
CO015	4 Downshire Square	D	0.08	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
CO016	45 Tilehurst Road	D	0.09	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
CO017	48 Bath Road	D	0.08	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
CO018	Berkshire Records Office, Coley Hill	D	0.44	No	Suitable	Available	Potentially achievable	Deliverable (years 1-5)	7.0	0	441	0	0	0	0	0	0
EG001	Part of Reading Golf Course, Kidmore End Road	A	12.13	No	Suitable	Available	Achievable	Deliverable (years 1-5)	N/A	223	0	0	0	-629	0	0	0
EG002	Land at Lowfield Road	A	0.93	No	Suitable	Potentially available	Potentially achievable	Potentially developable	36.0	17	0	0	0	0	0	0	0
EG003	Rear of 200-214 Henley Road, 12-24 All Hallows Road & 4, 7 & 8 Copse Avenue	A	0.87	No	Suitable	Potentially available	Potentially achievable	Potentially developable	36.0	14	0	0	0	0	0	0	0
EG004	Rear of 13-14a Hawthorne Road & 282-292 Henley Road	A	0.37	No	Suitable	Potentially available	Potentially achievable	Potentially developable	36.0	6	0	0	0	0	0	0	0
EG005	Caversham Park	A	38.28	No	Suitable	Available	Achievable	Deliverable (years 1-5)	7.0	147	0	0	0	0	0	0	-10689
EG006	205-219 Henley Road	A	0.62	No	Suitable	Available	Potentially achievable	Deliverable (years 1-5)	7.0	47	0	0	0	0	0	0	0
EG007	241-251 Henley Road	A	0.79	No	Potentially suitable	Availability unknown	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
EG008	Rear of 9 Chalgrove Way, Emmer Green	A	0.22	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
EG009	58 Crawshay Drive, Emmer Green	A	0.21	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
EG010	Land north east of Caversham Park Road	A	0.49	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0

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KA001	John Lewis Depot, Letcombe Street	M	0.37	No	Suitable	Available	Achievable	Developable (years 6-10, 11-15)	15.0	81	0	-1474	0	0	0	0	0
KA002	Central Club, London Street	M	0.05	No	Suitable	Available	Achievable	Deliverable (years 1-5)	7.0	16	0	0	0	0	0	-294	0
KA003	Enterprise House, 89-97 London Street	M	0.15	No	Suitable	Potentially available	Potentially achievable	Potentially developable	42.0	7	-419	0	0	0	0	0	0
KA004	Corner of Crown Street and Southampton Street	M	0.08	No	Suitable	Available	Potentially achievable	Developable (years 6-10, 11-15)	15.0	14	0	0	0	0	0	0	0
KA005	268 Elgar Road South	F	0.41	No	Suitable	Potentially available	Potentially achievable	Potentially developable	36.0	24	0	-1353	0	0	0	0	0
KA006	272-274 Elgar Road South	F	0.41	No	Suitable	Potentially available	Potentially achievable	Potentially developable	36.0	17	0	-831	0	0	0	0	0
KA007	Makro, Elgar Road South	F	3.51	No	Suitable	Potentially available	Potentially achievable	Potentially developable	36.0	199	0	0	-5565	0	0	0	0
KA008	Keyline Builders Merchants, Elgar Road South	F	1.05	No	Suitable	Availability unknown	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
KA009	Sehmi Builders Merchants, Rose Kiln Lane	E	0.38	No	Suitable	Potentially available	Potentially achievable	Potentially developable	36.0	16	0	-322	0	0	0	0	0
KA010	Pulleyn Park, Rose Kiln Lane	E	0.91	No	Suitable	Potentially available	Potentially achievable	Potentially developable	36.0	48	0	0	0	0	0	0	-1611
KA011	169-173 Basingstoke Road	F	0.8	No	Suitable	Availability unknown	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
KA012	The Woodley Arms PH, Waldeck Street	F	0.09	No	Suitable	Available	Achievable	Deliverable (years 1-5)	N/A	10	0	0	0	0	0	0	0
KA013	25-31 London Street	M	0.1	No	Suitable	Availability unknown	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
KA014	21 South Street	M	0.14	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
KA015	40 and 62-68 Silver Street	F	0.14	No	Suitable	Available	Potentially achievable	Deliverable (years 1-5)	7.0	18	0	0	0	0	0	0	0
KA016	75-77 London Street	M	0.18	No	Suitable	Available	Potentially achievable	Deliverable (years 1-5)	7.0	14	0	0	0	-1155	0	0	0
KA017	11 Glebe Road	F	0.18	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
KA018	Preston Road and Nimrod Way	F	2.82	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
KA019	Britten Road	F	2.9	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
KA020	160 Basingstoke Road	F	1.11	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
KA021	Graham, Cradock Road	F	1.27	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
KA022	Reading Approach & Chancery Gate Business Park, Cradock Road	F	2.36	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
KA023	196 Basingstoke Road & 5 Cradock Road	F	0.45	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
KA024	Arkwright Road	F	2.61	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0

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KA025	2-12 and 3-17 Boulton Road and 7 Cradock Road	F	2.29	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
KA026	14-22 and 39-47 Boulton Road and 11 & 15 Cradock Road	F	1.57	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
KA027	19-37 Boulton Road	F	1.34	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
KA028	Car dealerships, north of Rose Kiln Lane	F	1.13	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
KA029	Hyperion Way	F	1.32	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
KA030	25-29 Rose Kiln Lane	E	3.07	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
KA031	21 Rose Kiln Lane	E	0.56	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
KA032	Car dealerships, Rose Kiln Lane	E	1.17	No	Potentially suitable	Availability unknown	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
KA033	Land at 9 Upper Crown Street	F	0.35	No	Suitable	Available	Achievable	Deliverable (years 1-5)	7.0	43	0	0	0	0	0	0	-1569
KA034	Tunbridge Jones, Cradock Road	F	0.69	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
KA036	54-58 Queens Road	N	0.16	No	Suitable	Available	Achievable	Deliverable (years 1-5)	N/A	29	-1524	0	0	0	0	0	0
KA037	43 London Street	M	0.08	No	Suitable	Available	Achievable	Deliverable (years 1-5)	N/A	21	-141	0	0	0	0	0	-230
KA038	The Faculty, 23-27 London Road	M	0.05	No	Suitable	Potentially available	Achievable	Deliverable (years 1-5)	7.0	14	0	0	0	0	-868	0	0
KA039	40-48 Mount Pleasant	F	0.06	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
KA040	34-38 Southampton Street	M	0.03	No	Suitable	Available	Achievable	Deliverable (years 1-5)	N/A	11	0	0	0	0	0	0	0
KA041	Zoar Strict Baptist Chapel, South Street	M	0.03	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
KA042	75-81 Southampton Street	M	0.08	No	Suitable	Available	Achievable	Deliverable (years 1-5)	N/A	19	0	0	-406	0	0	0	0
KA043	220 Elgar Road South	F	0.14	No	Potentially suitable	Available	Achievable	Deliverable (years 1-5)	7.0	15	0	-476	0	0	0	0	0
KA044	Trinity Hall, South Street	N	0.09	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
KA045	85-87 Basingstoke Road	F	0.06	No	Suitable	Available	Achievable	Developable (years 6-10, 11-15)	36.0	10	-614	0	0	0	0	0	0
KA046	11 Basingstoke Road	F	1.93	No	Suitable	Potentially available	Achievable	Developable (years 6-10, 11-15)	15.0	143	-11093	0	0	0	0	0	0
KA047	85 Pell Street	M	0.03	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
KA048	12-18 Crown Street	M	0.09	No	Suitable	Potentially available	Achievable	Deliverable (years 1-5)	7.0	41	0	0	0	0	-2966	0	0
KE001	Charters Car Sales, Oxford Road	B	0.33	No	Suitable	Available	Achievable	Developable (years 6-10, 11-15)	36.0	7	0	0	0	0	0	0	-335
KE002	Land at Kentwood Hill	B	1.52	No	Potentially suitable	Available	Achievable	Developable (years 6-10, 11-15)	15.0	34	0	-66	0	0	0	0	0
KE003	Land at Armour Hill	B	0.41	No	Potentially suitable	Available	Achievable	Developable (years 6-10, 11-15)	15.0	10	0	0	0	0	0	0	0

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KE004	1025-1027 Oxford Road	B	0.19	No	Suitable	Available	Potentially achievable	Deliverable (years 1-5)	7.0	11	0	0	0	0	0	0	0
KE005	Land adjacent to Stadium Way	B	0.5	No	Suitable	Available	Achievable	Deliverable (years 1-5)	7.0	0	0	0	153	0	0	0	0
KE006	Land at Scours Lane	B	0.56	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
KE007	1015 Oxford Road	B	0.16	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
KE008	The Restoration PH, 928 Oxford Road	B	0.19	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
KE009	Allotments and the Withies, Kentwood Hill	B	2.91	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
KE010	Victoria Recreation Ground, Kentwood Hill	B	1.87	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
KE011	64 Portman Road and 127 Loverock Road	B	0.74	No	Suitable	Available	Potentially achievable	Deliverable (years 1-5)	7.0	0	0	1045	0	0	0	0	0
KE012	Stadium Way	B	4.08	No	Suitable	Available	Potentially achievable	Deliverable (years 1-5)	7.0	0	0	1237	0	0	0	0	0
KE013	2-4 Deacon Way	B	0.58	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
KE014	Io Trade Centre, Deacon Way	B	0.66	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
KE015	1-11 and 6-12 Deacon Way	B	2.49	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
KE016	15-21 Deacon Way	B	1.03	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
KE017	Gresham Way Industrial Estate	B	0.76	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
KE018	Rear of 169-185 Rodway Road	B	0.21	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
NO001	Dee Park (exluding 103 Dee Rd)	C	16.4	No	Suitable	Available	Potentially achievable	Developable (years 6-10, 11-15)	7.0	91	0	0	0	0	0	3731	0
NO002	103 Dee Road	C	0.85	No	Suitable	Available	Achievable	Deliverable (years 1-5)	N/A	54	0	0	0	0	0	0	0
NO003	The Meadway Centre, Honey End Lane	C	2.99	No	Suitable	Available	Potentially achievable	Developable (years 6-10, 11-15)	7.0	215	0	0	1814	0	0	0	5079
NO004	2, 4, 6 Water Road and 158 Dee Road	C	0.21	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
NO005	16c Upton Road	C	0.16	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
NO006	1-15 St Georges Road	C	0.15	No	Suitable	Potentially available	Potentially achievable	Potentially developable	36.0	9	0	-432	0	0	0	0	0
NO007	Sterling Way Industrial Estate	C	1.55	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
NO008	Upton Road Industrial Estate	C	2.17	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
NO009	63-86 Rowe Court	C	0.1	No	Suitable	Available	Achievable	Deliverable (years 1-5)	7.0	22	0	0	0	0	0	0	0

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NO010	Grovelands Baptist Church, Oxford Road	C	0.08	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
NO011	Land adjacent to Thorpe House, Colliers Way	C	0.32	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
PA001	Alexander House, Kings Road	F	0.16	No	Suitable	Available	Achievable	Deliverable (years 1-5)	N/A	43	-2186	0	0	0	0	0	0
PA003	261-275 London Road	F	0.16	No	Suitable	Potentially available	Potentially achievable	Potentially developable	36.0	8	0	0	147	0	0	0	-309
PA004	131 Wokingham Road	F	0.15	No	Suitable	Potentially available	Potentially achievable	Potentially developable	36.0	8	0	0	189	0	0	0	-124
PA005	Land at Green Road	F	0.44	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
PA006	27 Hamilton Road	F	0.09	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
PA007	70-78 Wokingham Road	F	0.12	No	Potentially suitable	Availability unknown	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
PA008	51 Church Road, Earley	F	0.23	No	Potentially suitable	Potentially available	Potentially achievable	Potentially developable	36.0	10	-1718	0	0	0	0	0	0
RE001	3-29 Newcastle Road	F	0.47	No	Suitable	Potentially available	Potentially achievable	Potentially developable	36.0	12	0	0	0	0	0	0	0
RE002	Dingley House, 3-5 Craven Road	F	0.33	No	Suitable	Potentially available	Potentially achievable	Potentially developable	36.0	24	0	0	0	0	0	-704	0
RE003	Rear of 8-26 Redlands Road	F	0.74	No	Potentially suitable	Potentially available	Potentially achievable	Potentially developable	15.0	14	0	0	0	0	0	0	0
RE004	Land adjacent to 40 Redlands Road	F	0.43	No	Suitable	Potentially available	Potentially achievable	Potentially developable	36.0	20	0	0	0	0	0	-237	0
RE005	St Patricks Hall, Northcourt Avenue	F	3.39	No	Potentially suitable	Available	Potentially achievable	Developable (years 6-10, 11-15)	15.0	101	0	0	0	0	0	0	0
RE006	Royal Berkshire Hospital, London Road	F	7.75	No	Potentially suitable	Potentially available	Potentially achievable	Potentially developable	15.0	0	0	0	0	0	0	10200	0
RE007	Land adjacent to 17 Craven Road	F	0.27	No	Potentially suitable	Potentially available	Potentially achievable	Potentially developable	36.0	18	0	0	0	0	0	0	0
RE008	46 Redlands Road	F	0.24	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
RE009	78-86 London Road	F	0.28	No	Potentially suitable	Not available	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
RE010	Warwick House, Warwick Road	F	0.15	No	Suitable	Potentially available	Potentially achievable	Potentially developable	36.0	6	0	0	0	0	0	0	0
RE011	13-15 Craven Road	F	0.11	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
RE012	Land rear of 8-14 Allcroft Road	F	0.23	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
RE013	Land adjacent to 300 Kings Road	F	0.07	No	Suitable	Available	Achievable	Deliverable (years 1-5)	7.0	13	0	0	0	0	0	0	0
RE014	University of Reading, The Chancellors Way & Shinfield Road	F	1.17	No	Suitable	Availability unknown	N/A	Not developable within the next 15 years	7.0	0	0	0	0	0	0	0	0
RE015	60 Queens Road	N	0.22	No	Suitable	Not available	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0

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RE016	Havell House, 62-66 Queens Road	N	0.06	No	Suitable	Potentially available	Achievable	Developable (years 6-10, 11-15)	42.0	10	-649	0	0	0	0	0	0
RE017	Princes House, 73a London Road	F	0.16	No	Suitable	Potentially available	Achievable	Developable (years 6-10, 11-15)	36.0	17	-1308	0	0	0	0	0	0
RE018	Mulberry House, 1A Eldon Road	F	0.08	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
RE019	The Willows, 2 Hexham Road	F	0.46	No	Suitable	Available	Achievable	Deliverable (years 1-5)	7.0	37	0	0	0	0	0	724	0
RE020	35 Christchurch Road	F	0.08	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
SO001	Amethyst Lane	C	0.57	No	Suitable	Available	Achievable	Deliverable (years 1-5)	7.0	19	0	0	0	0	0	-1102	0
SO002	Alice Burrows Home, Dwyer Road	E	0.48	No	Suitable	Available	Achievable	Deliverable (years 1-5)	7.0	28	0	0	0	0	0	0	0
SO003	Dellwood Hospital, Liebenrood Road	C	0.31	No	Suitable	Potentially available	Achievable	Deliverable (years 1-5)	7.0	30	0	0	0	0	0	-873	0
SO004	Land at Searles Farm	E	93.7	Yes	N/A	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
SO005	Garages r/o 4-10 Frilsham Road	E	0.15	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
SO006	72 Bath Road	C	0.9	No	Suitable	Available	Achievable	Deliverable (years 1-5)	N/A	0	0	0	0	-98	504	0	-406
SO007	37 Circuit Lane	E	0.21	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
SO008	34 Parkside Road	C	0.3	No	Suitability unknown	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
SO009	Land at 132-134 Bath Road	E	0.51	No	Potentially suitable	Available	Potentially achievable	Developable (years 6-10, 11-15)	15.0	18	-115	-711	0	0	0	0	0
SO010	18 Parkside Road	C	0.14	No	Suitable	Available	Achievable	Deliverable (years 1-5)	N/A	10	0	0	0	0	0	0	0
SO011	62-79 Armadale Court	C	0.38	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
SO012	Southcote Library, Coronation Square	E	0.17	No	Suitable	Available	Achievable	Developable (years 6-10, 11-15)	15.0	16	0	0	0	0	0	-301	0
SO013	George and Dragon PH, 162 Bath Road	E	0.25	No	Suitable	Available	Potentially achievable	Deliverable (years 1-5)	7.0	0	0	0	-337	0	0	0	0
TH001	80 Caversham Road	H, J	1.96	No	Suitable	Available	Achievable	Deliverable (years 1-5)	7.0	577	18348	0	1629	0	0	723	-10222
TH002	Station Retail Park, Vastern Road	H	1.82	No	Suitable	Available	Potentially achievable	Developable (years 6-10, 11-15)	7.0	592	22059	0	-2398	0	0	0	0
TH003	Reading Station Car Park, Vastern Road	H, K	1.27	No	Suitable	Not available	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
TH004	Shurgard Self Storage, 75-77 Caversham Road	H	0.57	No	Suitable	Potentially available	Potentially achievable	Potentially developable	42.0	34	0	-1913	0	0	0	0	0
TH005	97a-117 Caversham Road	H	0.49	No	Suitable	Available	Achievable	Deliverable (years 1-5)	N/A	60	-243	0	0	0	0	0	0
TH006	55 Vastern Road	H	0.78	No	Suitable	Available	Achievable	Deliverable (years 1-5)	7.0	194	-4355	0	0	0	0	0	0
TH007	SSE site, Vastern Road	H	0.41	No	Potentially suitable	Not available	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
TH008	Napier Court, Napier Road	K	1.1	No	Suitable	Available	Potentially achievable	Developable (years 6-10, 11-15)	15.0	215	-4074	0	0	0	0	0	0
TH009	Network Rail depot, Napier Road	K	0.64	No	Suitable	Potentially available	Achievability unknown	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0

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TH010	Network Rail land, Napier Road	K, L	2.67	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
TH011	Forbury Retail Park Phase 1	K	2.65	No	Suitable	Available	Achievable	Developable (years 6-10, 11-15)	15.0	597	0	0	-7825	0	0	0	0
TH012	Forbury Retail Park Phase 2	K,	1.34	No	Suitable	Not available	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
TH013	Former Homebase & Toys R Us, Kenavon Drive	K	2.67	No	Suitable	Available	Achievable	Deliverable (years 1-5)	N/A	216	0	0	397	0	0	0	0
TH014	Former Kodak & Ventello, Kenavon Drive	L	2.07	No	Suitable	Available	Potentially achievable	Developable (years 6-10, 11-15)	15.0	344	0	-2003	0	0	0	0	0
TH015	38-41 Kenavon Drive	L	0.06	No	Suitable	Potentially available	Potentially achievable	Potentially developable	N/A	3	0	0	0	0	0	0	0
TH016	46 Kenavon Drive	L	0.03	No	Suitable	Availability unknown	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
TH017	47-48 Kenavon Drive	L	0.14	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
TH018	Blakes Lock Museum and Bel and The Dragon, Kenavon Drive	L	0.23	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
TH019	Former Gas Holder, Alexander Turner Close	L	0.71	No	Suitable	Available	Achievable	Deliverable (years 1-5)	N/A	130	0	0	0	0	0	0	0
TH020	187-189 Kings Road	N	0.1	No	Suitable	Potentially available	Potentially achievable	Potentially developable	42.0	8	-536	0	0	0	0	0	0
TH021	Caversham Lock Island	H, I	0.45	No	Potentially suitable	Availability unknown	N/A	Not developable within the next 15 years	42.0	0	0	0	0	0	0	0	0
TH022	2 Ross Road	D	0.28	No	Suitable	Potentially available	Potentially achievable	Potentially developable	36.0	16	0	-693	0	0	0	0	0
TH023	Cleared site, Meadow Road	D	0.32	No	Suitable	Available	Potentially achievable	Developable (years 6-10, 11-15)	36.0	17	0	0	0	0	0	0	0
TH024	28-30 Richfield Avenue	D	0.8	No	Suitable	Not available	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
TH026	Reading University Boat Club, Promenade Road	D	0.56	No	Potentially suitable	Potentially available	Potentially achievable	Potentially developable	36.0	15	0	0	0	-365	0	0	0
TH027	Reading College (remainder), Kings Road	L, N	3	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
TH028	Former Gas Works Building, Gas Works Road	K	0.06	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
TH029	Elite House, 179 Kings Road	N	0.06	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
TH030	Crowne Plaza Reading, Richfield Avenue	D	1.29	No	Potentially suitable	Potentially available	Potentially achievable	Potentially developable	15.0	0	0	0	0	0	2825	0	0
TH031	Great Brighams Mead	H	1.04	No	Suitable	Available	Achievable	Deliverable (years 1-5)	N/A	110	-6190	0	0	0	0	0	0
TH032	Part of car park, Tesco Extra, Napier Road	L	0.88	No	Potentially suitable	Available	Achievable	Developable (years 6-10, 11-15)	15.0	60	0	0	0	0	0	0	0
TH033	Tesco Extra, Napier Road	I, L	4.57	No	Potentially suitable	Not available	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
TH034	Unit 1, Paddock Road Industrial Estate	I	0.4	No	Suitable	Potentially available	Potentially achievable	Deliverable (years 1-5)	7.0	0	0	1283	0	0	0	0	0

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TH035	72 George Street	D	0.45	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
TH036	View Island	D	1.62	Yes	N/A	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
TH037	131-215 Cardiff Road	D	1.24	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
TH038	140-146 Cardiff Road	D	0.69	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
TH039	Trafford Road	D	0.99	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
TH040	100-124 Cardiff Road and Barrett Court	D	3.19	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
TH041	Weighbridge Row	D	0.35	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
TH042	64 Cardiff Road and 21-61 Milford Road	D	0.86	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
TH043	2-12 Richfield Avenue	D	1.24	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
TH044	8 Tessa Road and 14-16 Richfield Avenue	D	1.34	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
TH045	7-13 & 14 Tessa Road and 1-9 & 11-14 Cremyll Road	D	2.25	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
TH046	1-5 Tessa Road and 18-26 Richfield Avenue	D	1.71	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
TH047	Milford Road	D	1.59	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
TH048	Unit 3-5 Meadow Road	D	0.32	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
TH049	383 Gosbrook Road	D	0.17	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
TH050	3 Send Road	D	0.16	Yes	N/A	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
TH051	2-4 Send Road	D	0.1	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
TH052	6 Send Road	D	0.08	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
TH053	Paddock Road	D	1.23	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
TH054	2 Norman Place	H	0.55	No	Suitable	Available	Achievable	Developable (years 6-10, 11-15)	15.0	136	-3704	0	0	0	0	0	0
TH055	Reading Bridge House, George Street	H, K	0.4	No	Suitable	Available	Achievable	Developable (years 6-10, 11-15)	15.0	163	-10447	0	0	0	0	0	0
TH056	Kennet Place, Kings Road	K	0.29	No	Suitable	Available	Potentially achievable	Developable (years 6-10, 11-15)	15.0	89	-5707	0	0	0	0	0	0
TH057	Part of Reading College, Kings Road	N	0.51	No	Suitable	Available	Achievable	Developable (years 6-10, 11-15)	15.0	33	0	0	0	0	0	-204	0
TH058	389 Gosbrook Road	D	0.05	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0

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TH059	307-311 Gosbrook Road	D	0.05	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
TH061	Former Driving Range, Richfield Avenue	D	5.51	No	Suitable	Available	Achievable	Deliverable (years 1-5)	N/A	0	0	0	0	0	0	11333	0
TH062	71-73 Caversham Road	H	0.17	No	Suitable	Available	Potentially achievable	Deliverable (years 1-5)	7.0	27	0	0	-900	0	0	0	0
TH063	173-177 Kings Road	N	0.15	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
TI001	Downing Road Playing Field	C	1.17	No	Suitability unknown	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
TI002	Park Lane Primary School, School Road	C	0.39	No	Potentially suitable	Not available	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
TI003	Park Lane Primary School Annexe, Downing Road	C	0.07	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
TI004	Park Lane Infants School, School Road	C	1.73	No	Suitable	Not available	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
TI005	3-19 The Triangle, Tilehurst	C	0.52	No	Suitable	Availability unknown	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
TI007	Land east of Prince William Drive, Lower Elmstone Road	B	0.18	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
TI008	Moorlands Primary School, Church End Lane	C	2.05	No	Suitable	Available	Achievable	Potentially developable	36.0	0	0	0	0	0	0	729	0
WH001	Land south of Island Road at Smallmead	E	32.13	No	Potentially suitable	Available	Potentially achievable	Developable (years 6-10, 11-15)	15.0	0	0	94221	0	0	0	0	0
WH002	Land bounded by Island Road, Longwater Avenue, A33 and Sewage Treatment Works	E	9.7	No	Suitable	Available	Potentially achievable	Developable (years 6-10, 11-15)	15.0	0	0	26803	0	0	0	0	0
WH003	DHL, Gillette Way	F	4.53	No	Potentially suitable	Potentially available	Potentially achievable	Developable (years 6-10, 11-15)	36.0	325	0	-13228	0	0	0	0	0
WH004	Beacontree Plaza, Gillette Way	F	1.71	No	Potentially suitable	Potentially available	Potentially achievable	Developable (years 6-10, 11-15)	36.0	123	-5937	0	0	0	0	0	0
WH005	1-3 Gillette Way	G	1.75	No	Suitable	Potentially available	Potentially achievable	Developable (years 6-10, 11-15)	36.0	118	0	-4177	0	0	0	0	0
WH006	The Micro Centre, Gillette Way	F	0.29	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
WH007	350 Basingstoke Road	F	1.18	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
WH008	ATS, Basingstoke Road	F	0.19	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
WH009	Bingo Hall, Basingstoke Road	F	1.36	No	Suitable	Potentially available	Potentially achievable	Developable (years 6-10, 11-15)	36.0	97	0	0	0	-2061	0	0	0
WH010	Manor Park, Manor Farm Road	G	2.08	No	Suitable	Potentially available	Potentially achievable	Developable (years 6-10, 11-15)	36.0	134	-6825	0	0	0	0	0	0
WH011	16-18 Bennet Road	G	0.74	No	Suitable	Available	Achievable	Developable (years 6-10, 11-15)	15.0	0	-440	2170	0	0	0	0	0
WH012	Part of former Berkshire Brewery Site	G	3.68	No	Suitable	Available	Achievable	Deliverable (years 1-5)	7.0	0	0	14024	0	0	0	0	0

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WH013	Land south west of Junction 11 of the M4	G	3.84	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
WH014	Berkshire Van Hire, Basingstoke Road	G	0.27	No	Potentially suitable	Availability unknown	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
WH015	Green Park Village, Longwater Avenue	E	24.41	No	Suitable	Available	Achievable	Deliverable (years 1-5)	N/A	302	0	0	0	0	0	0	0
WH016	Plot 8, 600 South Oak Way	G	3.16	No	Suitable	Available	Potentially achievable	Developable (years 6-10, 11-15)	7.0	0	19000	0	0	0	0	0	0
WH017	Plot 17, 500-600 Longwater Avenue	G	4.08	Yes	N/A	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
WH018	Land at Drake Way (South)	G	0.22	No	Suitable	Available	Potentially achievable	Potentially developable	36.0	16	0	0	0	0	0	0	0
WH019	Land at Drake Way (North)	G	0.1	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
WH020	22 Commercial Road	G	0.63	No	Suitable	Availability unknown	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
WH021	Madejski Stadium, Royal Way	G	17.7	No	Suitable	Potentially available	Unachievable	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
WH022	Land at the Madejski Stadium, Shooters Way	G	16.38	No	Suitable	Available	Achievable	Developable (years 6-10, 11-15)	7.0	575	1834	0	1793	21642	21953	0	20721
WH023	St Paul's Church and Hall	G	0.22	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
WH024	448-452 Basingstoke Road	G	7.6	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
WH025	472 Basingstoke Road and Transcantal, Bennet Road	G	1.8	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
WH026	14 Bennet Road	G	0.66	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
WH027	20-40 Bennet Road	G	3.03	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
WH028	Lancaster Jaguar, Bennet Road, Reading	G	1.93	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
WH029	Darwin Close and 9-21 Bennet Road	G	4.3	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
WH030	Smallmead Road	G	1.33	No	Potentially suitable	Not available	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
WH031	Commercial Road East	G	3.17	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
WH032	464-468 Basingstoke Road	G	2.2	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
WH033	Acre Business Park	G	0.7	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
WH034	478 Basingstoke Road	G	1.32	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
WH035	1-4 Acre Road	G	4.6	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0

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WH036	Arena Business Park, Acre Road	G	2.45	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
WH037	Mayfield Trading Estate, Acre Road	G	1.29	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
WH038	Office buildings, Worton Drive and Imperial Way	G	3.98	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
WH039	Worton Drive industrial sites	G	10.28	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
WH040	Imperial Way	G	2.9	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
WH041	Tesco Distribution Centre, Imperial Way	G	19.54	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
WH042	Reading International Business Park	G	7.67	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
WH043	100-350 Longwater Avenue	G	9.84	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
WH044	400 Longwater Avenue	G	2.6	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
WH045	100-400 Brook Drive	G	9.2	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
WH046	450-500 Brook Drive	G	2.54	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
WH047	550 South Oak Way	G	1.02	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
WH048	Former Sales and Marketing Suite, Drake Way	G	0.25	No	Suitable	Available	Potentially achievable	Developable (years 6-10, 11-15)	15.0	16	0	0	0	0	0	0	0
WH049	Bennet Court, Bennet Road	G	0.75	No	Suitable	Available	Potentially achievable	Deliverable (years 1-5)	7.0	0	-3045	3220	0	0	0	0	0
WH050	142 Whitley Wood Lane	G	0.08	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
WH051	19 Island Road	E	0.15	Yes	N/A	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
WH052	Brunel Retail Park, Rose Kiln Lane	G	3.22	No	Suitable	Potentially available	Potentially achievable	Deliverable (years 1-5)	7.0	0	0	12440	-13741	0	0	0	0
WH053	Site at Green Park Village, Flagstaff Road	E	0.2	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
XX001	Confidential Site 1	None	0.51	No	Suitability unknown	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
XX002	Confidential Site 2	None	0.34	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
XX003	Confidential Site 3	None	0.19	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
XX004	Confidential Site 4	None	0.12	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
XX005	Confidential Site 5	None	0.69	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0

Site code	Site title	Map ref	Area (ha)	Excluded?	Suitability conclusion	Availability conclusion	Achievability conclusion	Final classification	Variance rate (%)	Resi (units)	Office (sq m)	Ind/Whs (sq m)	Retail (sq m)	Leisure (sq m)	Hotel (sq m)	Community (sq m)	Other (sq m)
XX006	Confidential Site 6	None	1.35	No	Potentially suitable	Potentially available	Potentially achievable	Potentially developable	36.0	0	0	0	0	0	0	1220	0
XX007	Confidential Site 7	None	0.26	No	Suitability unknown	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
XX008	Confidential Site 8	None	0.13	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
XX009	Confidential Site 9	None	0.34	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
XX010	Confidential Site 10	None	0.09	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
XX011	Confidential Site 11	None	0.12	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
XX025	Confidential site 12	None	0.07	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
XX027	Confidential site 14	None	0.02	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
XX028	Confidential site 15	None	0.15	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
XX029	Confidential site 16	None	0.15	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
XX030	Confidential site 17	None	0.07	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
XX031	Confidential site 18	None	0.07	Yes	N/A	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
XX033	Confidential site 20	None	0.13	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
XX034	Confidential site 21	None	0.14	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
XX035	Confidential site 22	None	0.29	No	Potentially suitable	Potentially available	Achievability unknown	Potentially developable	N/A	0	0	0	0	0	0	0	0
XX036	Confidential site 23	None	0.28	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
XX037	Confidential site 24	None	0.09	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
XX038	Confidential site 25	None	0.18	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
XX039	Confidential site 26	None	0.1	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
XX040	Confidential site 27	None	0.41	No	Potentially suitable	Potentially available	Potentially achievable	Potentially developable	36.0	20	0	0	0	0	0	0	0
XX041	Confidential site 28	None	0.06	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
XX044	Confidential site 29	None	0.17	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0
XX045	Confidential site 30	None	0.05	No	Unsuitable	N/A	N/A	Not developable within the next 15 years	N/A	0	0	0	0	0	0	0	0

13.4 Appendix 4 – Annual Monitoring Review

13.4.1 Annual Monitoring Review Statistics

See next page.

APPENDIX 1: HOUSING TRAJECTORY 2013/14 TO 2035/36 AS AT 31/03/2019

	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22	2022/ 23	2023/ 24	2024/ 25	2025/ 26	2026/ 27	2027/ 28	2028/ 29	2029/ 30	2030/ 31	2031/ 32	2032/ 33	2033/ 34	2034/ 35	2035/ 36	TOTAL
Small Scale unidentified sites (<10 units)	123	129	80	103	141	124	127	127	127	127	127	127	127	127	127	127	127	127	127	127	127	127	127	2859
Permitted & under constr (10+), no lapse rate							465	565	125	101	100	0	0	0	0	0	0	0	0	0	0	0	0	1356
Permitted & not started (10+), incl. lapse rate							7	370	697	489	448	505	332	270	145	59	0	0	0	0	0	0	0	3322
Permitted subject to S106 (10+), incl. lapse rate							0	-1	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18
Sites in Local Plan, 10% or 20% lapse rate							0	0	14	115	108	543	530	569	458	417	414	413	345	344	343	341	341	5295
Other allowances							0	-120	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	-120
Past completions (C3 housing)	361	635	751	717	700	910																		4074
Past completions (non-C3 residential)	0	-41	-5	96	36	42																		128
Total past completions (all)	361	594	746	813	736	952																		4202
Total projected completions							599	942	982	832	783	1175	989	966	729	602	541	540	472	471	470	468	468	12030
Cumulative completions	361	955	1701	2514	3250	4202	4801	5743	6724	7556	8339	9514	10504	11470	12200	12802	13343	13883	14356	14826	15296	15764	16232	
MONITORING AGAINST LOCAL PLAN TARGETS																								
PLAN - Housing (per annum)	689	689	689	689	689	689	689	689	689	689	689	689	689	689	689	689	689	689	689	689	689	689	689	15847
PLAN - Non-C3 resi (resi equiv p.a.) ¹³⁰	17	17	17	17	17	17	17	17	17	16	16	16	16	16	16	16	16	16	16	16	16	16	16	377
PLAN - Total strategic allocation (annualised)	706	706	706	706	706	706	706	706	706	705	705	705	705	705	705	705	705	705	705	705	705	705	705	16224
MONITOR - No dwellings above or below cumulative allocation	-345	-457	-417	-310	-280	-34	-141	95	370	497	575	1045	1330	1591	1616	1513	1349	1184	952	717	482	245	8	
MANAGE - Annual requirement taking account of past / projected completions	706	721	727	726	722	721	707	714	699	679	667	657	610	572	528	503	489	480	468	467	466	464	460	

¹³⁰ Expressed as a dwelling equivalent – see paragraph A1.3

